

THE SPON LANE TRUST ALMSHOUSES

England & Wales · Charity number 219241

Details

Status Registered

Legal form Other

Registered 1963-06-21

Register [View on the Charity Commission register](#)

Contact

Address Sanctuary Housing Association
Chamber Court
Castle Street
Worcester
WR1 3ZQ

Phone 01905334400

Website www.sanctuary-group.co.uk

Activities

Objects: ALMSHOUSES FOR (1) POOR PERSONS OF 60 YEARS OF AGE AND OVER AND SUBJECT THERETO (2) POOR PERSONS WITH A PREFERENCE FOR THOSE WHO ARE NOT LESS THAN 50 YEARS OF AGE

Activities: Providing affordable housing for the elderly

Classification

- **How:** Provides Buildings/facilities/open Space, Provides Services
- **What:** Accommodation/housing
- **Who:** Elderly/old People

Geography

- Sandwell

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£92,979	£42,414	-	-
2024-03-31	£81,359	£47,192	-	-
2023-03-31	£73,682	£29,265	-	-
2022-03-31	£69,873	£24,455	-	-
2021-03-31	£71,461	£49,458	-	-

Trustees

Name	Role	Appointed
CRAIG MOULE		2009-05-28
Edward Lunt		2019-05-22
Nicole Seymour		2019-01-01
SANCTUARY HOUSING ASSOCIATION		2000-01-03

Accounts

THE SPON LANE TRUST ALMSHOUSES
ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2025

Charity Number: 219241

The Almshouse Association: 1429

The Spon Lane Trust Almshouses

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The Spon Lane Trust Almshouses

Trustee and advisors

Sole Corporate Trustee

Sanctuary Housing Association

Committee of Management appointed by the Sole Corporate Trustee

Ed Lunt

Craig Moule (Chair)

Nicole Seymour

Secretary

Nicole Seymour

Principal office

Sanctuary House

Chamber Court

Castle Street

Worcester

WR1 3ZQ

Independent statutory auditor

KPMG LLP

One Snowhill

Snow Hill Queensway

Birmingham

B4 6GH

Internal auditor

PricewaterhouseCoopers LLP

One Chamberlain Square

Birmingham

B3 3AX

Banker

Barclays Bank PLC

Barclays Corporate

Social Housing Team

Level 27

1 Churchill Place

London

E14 5HP

Legal advisor

Gowling WLG (UK) LLP

Two Snowhill

Birmingham

B4 6WR

Investment managers

CCLA Investment Management Ltd

80 Cheapside

London

EC2V 6DZ

Black Rock

Investment Managers

PO Box 9036

Chelmsford

CM99 2XD

M&G Charities

PO Box 9038

Chelmsford

CM99 2XF

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2025

The Trustee presents its Annual Report and audited financial statements for the year ended 31 March 2025.

The Trustee has had regard to Charity Commission guidance on public benefit.

Committee of Management appointed by the Trustee

The members of the Committee of Management appointed by the Sole Corporate Trustee who served during the year and to the date on which the financial statements were approved were:

Ed Lunt
Craig Moule (Chair)
Nicole Seymour

Secretary

Nicole Seymour

Principal activities

The Charity is registered with the Charity Commission under Charity number 219241. The Charity's ultimate parent undertaking is Sanctuary Housing Association and the Charity forms part of the Sanctuary Group of entities (the Group).

The primary object of the Charity, as stated in its Governing Document, is the management of the Almshouses, known as Spon Lane, based in West Bromwich.

Review of activities and future developments

The results of the Charity for the year ended 31 March 2025, as set out on page 11, are managed and monitored within the internal framework of the Group. Future plans and objectives are to maintain the performance and efficiency of the Charity.

Investment powers, policy and performance

The Trustee intends that the real value of the Charity's investments be maintained and enhanced over the long term. The investments are managed by external organisations on behalf of the Charity and are detailed in the principal accounting policies.

During the year there have been no changes in the type or number of investments held. The only movement in investments has been the decrease (2024: increase) in market value. This increase was in line with market conditions. Further details are contained in note 8.

Environmental and community protection

The Charity recognises its business activities impact the community and environment and has thus adopted the Trustee's Corporate Policy on sustainable growth. The Charity aims to be a responsible, ethical business, limiting the impact on the environment, and is committed to investing in communities.

Employees

The Charity does not employ any staff. Work is carried out on behalf of the Charity by employees of the Trustee. These services are recharged under the terms of a Management Agreement.

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2025 (continued)

Reserves

Unrestricted funds

Unrestricted funds are held to support the continued activities of the Charity. At 31 March 2025 the unrestricted income fund is £586,758 (2024: £548,792).

Designated funds

The Trustee has a policy of designating funds for specific purposes. The funds are determined by the Charity's Governing Document and are as follows:

- **Cyclical repairs and maintenance fund £109,491 (2024: £106,227)**
 This fund is for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at periodic intervals. The annual contribution to the fund is currently set at £3,264 per annum. There has been no spend from the fund in the year.
- **Extraordinary repairs fund £63,484 (2024: £61,407)**
 This fund is for the purpose of providing for the extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Charity. It is therefore difficult to predict when the expenditure will arise. The annual contribution to the fund is currently set at £2,077 per annum. There has been no spend from the fund in the year.

Governance of the Charity

During the year under review the Trustee's Committee of Management met twice. Appointed Committee Members serve for a year and may be re-elected for a further year.

The Sole Corporate Trustee retains ultimate responsibility for all aspects of the Charity's activities and the Committee Members normally meet at bi-annual intervals. The Charity has policies and procedures in place for the induction and training of Trustees.

Risk management

Major business risks of the Charity are identified through a system of continuous monitoring, through the Group's review of the major strategic, business and operational risks to which the Charity is exposed. Systems and procedures are established at a Group level to mitigate those risks and to minimise any potential impact on the Charity should any of those risks materialise.

Going concern

The Charity's principal activities, together with factors likely to affect its future performance, are set out on page 3.

The financial statements have been prepared on a going concern basis which the Committee members consider to be appropriate for the following reasons.

The Committee members have prepared a going concern assessment, based on consideration of cash flow forecasts, for a period of at least 12 months from the date of approval of these financial statements (the going concern assessment period), taking account of a number of severe but plausible downside scenarios. In forming their view the Committee members have taken into consideration that Sanctuary Housing Association, the Charity's ultimate parent, has provided a letter of support to the members of the Charity to confirm that it intends, should the need arise, to provide financial and/or other support to the Charity, including, if required, not seeking repayment of amounts currently made available (note 10) £3,492 at 31 March 2025 (£514 at 31 March 2024), for the period covered by the forecasts. Based on these considerations it has been concluded that the Charity will have sufficient funds to meet its liabilities as they fall due for the period of assessment.

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2025 (continued)

Going concern continued

As with any charity placing reliance on other group entities for financial support, the Committee members acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

Risk map

The Charity is a subsidiary of Sanctuary Housing Association and part of the Sanctuary Group of entities. The Group operates a comprehensive risk mapping process as part of its annual business planning cycle. The process identifies a number of external factors which affect both the Group and the Charity.

The Executive Committee and Group Audit and Risk Committee review and scrutinise the risk maps for all Group entities. The Group Board approves the Group risk map.

In addition, all reports submitted to the Committee include an analysis of the risk map areas impacted.

The Spon Lane Trust Almshouses

Statement of Trustee's Responsibilities

Under charity law, the Trustee is responsible for preparing the report of the Trustee and the annual report for each financial year which show a true and fair view of the state of affairs of the Charity and of the excess of income over expenditure for that period. The Trustee has elected to prepare the financial statements in accordance with FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

The financial statements are required by law to give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources for that period.

In preparing these financial statements, generally accepted accounting practice entails that the Trustee:

- selects suitable accounting policies and then apply them consistently;
- makes judgements and estimates that are reasonable and prudent;
- states whether applicable UK Accounting Standards and the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- states whether the financial statements comply with the trust deed, subject to any material departures disclosed and explained in the financial statements;
- assess the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

The Trustee is required to act in accordance with the trust deed of the Charity, within the framework of trust law. They are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the Charity at that time, and to enable the Trustees to ensure that, where any statements of accounts are prepared by them under section 132(1) of the Charities Act 2011, those statements of accounts comply with the requirements of regulations under that provision. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

Disclosure of information to auditor

In the case of the Trustee or Members of the Committee of Management of the Charity at the date when this report was approved:

- so far as the Trustee and Members are aware, there is no relevant audit information of which the Charity's auditor is unaware; and
- the Trustee and each of the Members have taken all the steps that they ought to have taken as a Trustee or Member to make themselves aware of any relevant audit information and to establish that the Charity's auditor is aware of that information.

Independent auditor

KPMG LLP has indicated its willingness to continue in office and a resolution concerning the appointment of the auditor will be proposed at the next Annual General Meeting.

By order of the Trustee.

Nicole Seymour
 Secretary
 14 November 2025

Signed by:

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Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses

Opinion

We have audited the financial statements of The Spon Lane Trust Almshouses (the Charity) for the year ended 31 March 2025 which comprise the Statement of Financial Activities, Balance Sheet and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2025 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been properly prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We have been appointed as auditor under section 145 of the Charities Act 2011 (or its predecessors) and report in accordance with regulations made under section 154 of that Act.

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Charity in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The Trustee has prepared the financial statements on the going concern basis as they do not intend to liquidate the Charity or to cease its operations, and as they have concluded that the Charity's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the Trustees' conclusions, we considered the inherent risks to the Charity's business model and analysed how those risks might affect the Charity's financial resources or ability to continue operations over the going concerned period.

Our conclusions based on this work:

- we consider that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the trustees' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the Charity will continue in operation.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses (continued)

Fraud and breaches of laws and regulations – ability to detect

Identify and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of Trustees, internal audit and inspection of policy documentation as to the Charity's high-level policies and procedures to prevent and detect fraud, including the internal audit function, and the Charity's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud;
- Reading Board minutes; and
- Using analytical procedures to identify any unusual or unexpected relationships.

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, and our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to revenue recognition given the nature of the Charity's revenue stream being simple, non-complex transactions and do not contain significant judgements or estimates. Furthermore, there is no history of significant or a high number of audit misstatements in relation to revenue and management is not incentivised on revenue directly.

We did not identify any additional fraud risks.

We performed procedures including:

- Identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted to unusual accounts.

Identifying and responding to risks of material misstatement related to compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the Trustees (as required by auditing standards) and discussed with the Trustees the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

The Charity is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Charity is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses (continued)

Fraud and breaches of laws and regulations – ability to detect continued

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as there may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Other information

The Trustee is responsible for the other information, which comprises the Report of the Trustee. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. We are required to report to you if:

- based solely on that work, we have identified material misstatements in the other information; or
- in our opinion, the information given in the Trustee's Annual Report is inconsistent in any material respect with the financial statements.

We have nothing to report in these respects.

Matters on which we are required to report by exception

Under the Charities Act 2011 we are required to report to you if, in our opinion:

- the Charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

Trustee's responsibilities

As explained more fully in their statement set out on page 6, the Trustee is responsible for: the preparation of financial statements which give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses (continued)

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Charity's Trustee as a body, in accordance with section 145 of the Charities Act 2011 (or its predecessors) and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's Trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and its Trustee as a body, for our audit work, for this report, or for the opinions we have formed.



Salmaan Khan
for and on behalf of KPMG LLP, Statutory Auditor

Chartered Accountants

KPMG LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

One Snowhill

Snow Hill Queensway

Birmingham

B4 6GH

14 November 2025

The Spon Lane Trust Almshouses

Statement of Financial Activities for the year ended 31 March 2025

	Notes	2025 £	2024 £
Incoming from:			
Charitable activities	3	87,822	76,428
Investment income	4	810	584
Other income	5	4,347	4,347
Total incoming resources		92,979	81,359
Resources expended			
Charitable activities	6	(42,414)	(47,192)
Total resources expended	6	(42,414)	(47,192)
Net incoming resources before transfers	13	50,565	34,167
Transfers to designated funds	12,13	(5,341)	(5,341)
(Loss)/gain on investments	8	(7,258)	6,613
Net income		37,966	35,439
Net movement in general unrestricted funds		37,966	35,439
Fund balances brought forward at 1 April		716,426	675,646
Net movement in general unrestricted funds		37,966	35,439
Net movement in designated funds	12	5,341	5,341
Fund balances carried forward at 31 March		759,733	716,426

The net movement in funds for the year relates wholly to continuing activities.

There are no recognised gains and losses other than those included in the net movement in funds above.

The notes on pages 13 to 20 form part of these financial statements.

The Spon Lane Trust Almshouses

Balance Sheet as at 31 March 2025

	Notes	2025 £	2024 £
Fixed assets:			
Tangible assets	7	405,710	407,846
Investments	8	62,398	69,656
		468,108	477,502
Current assets:			
Debtors	9	4,462	3,956
Cash at bank and in hand		575,798	511,445
		580,260	515,401
Creditors: amounts falling due within one year	10	(49,515)	(33,010)
Net current assets		530,745	482,391
Total assets less current liabilities		998,853	959,893
Non-current liabilities:			
Social housing grant and other capital grants	11	(239,120)	(243,467)
Net assets		759,733	716,426
The funds of the Charity			
Designated income funds	12	172,975	167,634
Unrestricted funds	13	586,758	548,792
Total Charity funds		759,733	716,426

The financial statements were approved and authorised for issue by the Trustee on 14 November 2025 signed on its behalf by:

Signed by:

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Ed Lunt
Committee Member

Signed by:

05803E631D83476...

Nicole Seymour
Secretary

The notes on pages 13 to 20 form part of these financial statements.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2025

1. Principal accounting policies

Statement of compliance

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard* applicable in the UK and Republic of Ireland (FRS 102) as issued in March 2018, the Charities Act 2011 and the statement of Recommended Practice for Charities (Revised 2019) (Charities SORP). The presentation currency of these financial statements is pounds sterling.

The Charity's ultimate parent undertaking, Sanctuary Housing Association includes the Charity in its consolidated financial statements. The consolidated financial statements of Sanctuary Housing Association are prepared in accordance with UK-adopted international accounting standards (IFRS) and are available to the public and may be obtained from Sanctuary Housing Association, Chamber Court, Castle Street, Worcester WR1 3ZQ. In these financial statements, the Charity is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 and the Charities SORP in respect of the following disclosures:

- Cash Flow Statement and related notes; and
- disclosures in respect of transactions with wholly owned subsidiaries.

As the consolidated financial statements of Sanctuary Housing Association include the equivalent disclosures, the Charity has also taken the exemptions under FRS 102 available in respect of the following disclosures:

- the disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

Basis of accounting

The financial statements are prepared on the historical cost basis of accounting. Accounting policies have been applied consistently and there have been no changes in accounting policy during the period.

The financial statements are presented in pounds sterling, which is the Charity's functional currency. Unless otherwise stated, amounts are rounded to the nearest pound.

Going concern

The Charity's principal activities, together with factors likely to affect its future performance, are set out on page 3.

The financial statements have been prepared on a going concern basis which the Committee members consider to be appropriate for the following reasons.

The Committee members have prepared a going concern assessment, based on consideration of cash flow forecasts, for a period of at least 12 months from the date of approval of these financial statements (the going concern assessment period), taking account of a number of severe but plausible downside scenarios. In forming their view the Committee members have taken into consideration that Sanctuary Housing Association, the Charity's ultimate parent, has provided a letter of support to the members of the Charity to confirm that it intends, should the need arise, to provide financial and/or other support to the Charity, including, if required, not seeking repayment of amounts currently made available (note 10) £3,492 at 31 March 2025 (£514 at 31 March 2024), for the period covered by the forecasts. Based on these considerations it has been concluded that the Charity will have sufficient funds to meet its liabilities as they fall due for the period of assessment.

As with any charity placing reliance on other group entities for financial support, the Committee members acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2025 (continued)

1. Principal accounting policies (continued)

Going concern (continued)

Consequently, the Committee members are confident that the Charity will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and have therefore prepared the financial statements on a going concern basis.

Funds

All funds, assets and liabilities of the Charity are unrestricted although the Charity chooses to designate certain funds for cyclical repairs.

Social housing and other capital grants

Social Housing Grants (SHG) and other capital grants are utilised to subsidise the cost of housing properties.

SHG and other capital grants are recognised as income in the Statement of Financial Activities under the accruals model. Grants relating to assets are recognised as income on a systematic basis over the expected useful life of the asset.

Incoming resources from charitable activities

Incoming resources represent rents and service charges receivable, less losses from voids. All incoming resources other than investment income receivable (see note 4), are directly attributable to the provision of almshouse accommodation at Spon Lane, in line with the Charity's objectives. This income is therefore classified as due to charitable activities. Income from charitable activities is recognised as it falls due, either daily, weekly or monthly.

Resources expended from charitable activities

Resources expended represent expenditure incurred in the upkeep and management of the Charity's properties. All resources expended other than the governance costs are directly attributable to the provision of almshouse accommodation at Spon Lane, in line with the Charity's objects. This expenditure is therefore classified as due to charitable activities.

Governance costs

Governance costs are associated with the governance arrangements of the Charity which relate to the general running of the Charity, as opposed to those costs associated with charitable activities.

Taxation

The Spon Lane Trust Almshouses Charity is a registered Charity and is, therefore, exempt from liability to taxation on its income and capital gains applied for charitable purposes.

Investments

In accordance with the Charities SORP 2019, the investments are shown at market value. All investments are managed by outside organisations on behalf of the Charity.

The two types of investments held as at 31 March 2025 are the NAACIF (The National Association of Almshouses Common Investment Fund), COIF (The Charities Official Investment Fund). The Charities SORP 2019 requires investments to be held at market value and the gains or losses on these investments, whether realised or not, to be recognised in the Statement of Financial Activities.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2025 (continued)

1. Principal accounting policies (continued)

Tangible assets

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment losses. Where parts of an item of property, plant and equipment (PPE) have different useful lives, they are accounted for as separate items of PPE.

Land and buildings:

Land and buildings consists of housing properties for social rent. The provision of social housing is akin to supplying a service and therefore property held for the primary purpose of providing social benefits should be excluded from the scope of Investment Property and accounted for as PPE. Housing properties are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. The cost of such properties includes the following:

- a) cost of acquiring land and buildings;
- b) construction costs including internal equipment and fitting;
- c) directly attributable development administration costs;
- d) cost of capital employed during the development period;
- e) expenditure incurred in respect of improvements and extensions to existing properties; and
- f) construction costs incurred but not yet certified at the reporting date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic or social benefits associated with the item will flow to the Charity and the cost of the item can be measured reliably.

Expenditure on housing properties which is capable of generating increased future rents, extends their useful life, or significantly reduces future maintenance costs, is capitalised. All other repairs and maintenance are charged to the Statement of Comprehensive Income during the financial year in which they are incurred.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Structure	40 - 125 years
Door and door entry systems	10 - 40 years
Bathrooms	15 - 40 years
External works	20 - 25 years
Heating system	15 - 40 years
Kitchens	30 years
Lifts	10 years
Green technologies	25 years
Roof coverings	50 years
Windows	40 years
Electrical wiring	30 years

The acquisition and disposal of properties is accounted for on the date when completion takes place.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2025 (continued)

1. Principal accounting policies (continued)

Impairment

When an impairment indicator is identified, an impairment review is performed at an individual property level and compared against its recoverable amount, which is defined as the higher of:

- the fair value less selling costs of the property, or
- its value in use (VIU).

Should the net book value of the property exceed the higher of these measures, it is impaired to this value, with the movement going through the Statement of Financial Activities.

Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

A valuation technique that may be used to determine fair value is the cost approach, which reflects the amount that would be required currently to replace the service capacity of the asset (current replacement cost). For social housing properties this is depreciated replacement cost (DRC) of the property. To determine the DRC, the Group uses information on current and recently completed developments in order to establish a build cost relevant to the property being tested, based on size, location, and other factors.

Value in Use (VIU) is the present value of the future cash flows expected to be derived from the CGU, established by estimating future cash inflows and outflows from the use of the asset and applying an appropriate discount rate to those cash flows.

Cyclical repairs and maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Statement of Financial Activities in the year in which they are incurred. A transfer is made to designated funds to reflect amounts earmarked for future repairs and maintenance costs.

Repairs

Costs of repairs, unless representing improvements to the properties are charged to the Statement of Financial Activities in the year in which they are incurred. A transfer is made to designated funds to reflect amounts earmarked for future repairs and maintenance costs.

Provisions against debtors

The Charity provides against debtor balances where the likelihood of settlement in full or in part is unlikely. The level of provision is calculated using a probability weighted estimate based on historical experience and an assessment of specific debtor balances.

2. Trustee remuneration and employee information

During the year, the Charity paid the Trustee £9,112 (2024: £8,678) in the form of a management fee. Members of the Committee of Management receive salaries in their capacity as employees of the ultimate parent undertaking, Sanctuary Housing Association. Consequently, any expenses payable are also borne by the ultimate parent undertaking as they are incidental to their services provided to other Sanctuary Group companies. Expenses borne by the ultimate parent undertaking in respect of the Members of the Committee of Management are negligible.

The Charity does not employ any staff. However, a recharge is made by the Charity's parent undertaking, Sanctuary Housing Association, in respect of a warden who works part-time on the scheme. For the year ended 31 March 2025 this amounted to £2,809 (2024: £2,989).

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2025 (continued)

3. Incoming resources from charitable activities

	2025 £	2024 £
Rents	58,289	53,949
Service charges	30,408	27,825
	<u>88,697</u>	<u>81,774</u>
Void losses	(875)	(5,346)
	<u>87,822</u>	<u>76,428</u>

4. Investment Income

	2025 £	2024 £
Dividend income	<u>810</u>	<u>584</u>

5. Other income

	2025 £	2024 £
Grant amortisation	<u>4,347</u>	<u>4,347</u>

6. Resources expended

	Total 2025 £	Total 2024 £
Charitable activities		
Day to day repairs and maintenance	14,441	11,343
Planned Maintenance	-	1,642
Management fee	9,112	8,678
Other service costs	12,435	19,329
Depreciation	6,426	6,200
Total 2025	<u>42,414</u>	<u>47,192</u>
Total 2024	<u>47,192</u>	

All support costs are allocated to the Charity's single activity. Auditor's remuneration for the current year of £500 (2024: £500) has been borne by the parent company and has not been recharged. No non-audit services were provided to the Charity during the year (2024: nil).

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2025 (continued)

7. Tangible Assets

	Land & Buildings £	Plant & Equipment £	Total £
Cost			
Balance at 1 April 2024	493,963	5,842	499,805
Addition	4,290	-	4,290
Balance at 31 March 2025	<u>498,253</u>	<u>5,842</u>	<u>504,095</u>
Depreciation and impairment			
Balance at 1 April 2024	86,117	5,842	91,959
Depreciation charge for the year	6,426	-	6,426
Balance at 31 March 2025	<u>92,543</u>	<u>5,842</u>	<u>98,385</u>
Net book value			
31 March 2025	<u>405,710</u>	<u>-</u>	<u>405,710</u>
31 March 2024	<u>407,846</u>	<u>-</u>	<u>407,846</u>

The Charity annually reviews properties for indicators of potential impairment. Assets that reveal indicators are then subjected to further impairment tests using the methods described in note 1 and below.

Social housing assets are considered to have indicators of impairment when they are awaiting demolition as part of a re-development programme or have been vacant for a period of 107 days or longer and have a carrying value above average depreciated replacement cost.

8. Investments

All investment assets derive from the UK.

Reconciliation of market value

	2025 £	2024 £
Market value at 1 April	69,656	63,043
(Loss)/gain on investment assets	<u>(7,258)</u>	<u>6,613</u>
Market value at 31 March	<u>62,398</u>	<u>69,656</u>

Historic cost of investments as at 31 March 2025 and 2024

	£
COIF accumulation and income shares	13,462
NAACIF income shares	<u>2,354</u>
Total historic cost of investments	<u>15,816</u>

Investments are held at market value and the gains or losses on these investments, whether realised or not, are recognised in the Statement of Financial Activities.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2025 (continued)

9. Debtors

	2025 £	2024 £
Rent arrears	1,919	915
Rent arrears – provision for bad debts	(359)	(301)
Amounts owed from parent undertaking	2,657	3,342
Accrued income	245	-
	4,462	3,956

All of the amounts disclosed as owed from parent undertaking are trading in nature, repayable on demand and do not incur interest.

10. Creditors: amounts falling due within one year

	2025 £	2024 £
Rent paid in advance	2,841	3,496
Amounts owed to fellow subsidiaries	3,492	514
Social housing grant	3,861	3,861
Other capital grant	486	486
Accruals and other creditors	38,835	24,653
	49,515	33,010

Amounts owed to fellow subsidiaries are trading in nature, repayable on demand and non-interest bearing.

11. Social housing and other capital grants falling due after one year

	2025 £	2024 £
Social housing grant	212,880	216,255
Other capital grant	26,240	27,212
	239,120	243,467

12. Designated funds

	Cyclical repairs and maintenance fund £	Extraordinary repairs fund £	Total £
At 1 April 2024	106,227	61,407	167,634
Gross transfers to funds (note 13)	3,264	2,077	5,341
At 31 March 2025	109,491	63,484	172,975

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2025 (continued)

13. Unrestricted income funds

	£
At 1 April 2024	548,792
Net incoming resources for the year before transfers	50,565
Transfer to cyclical repairs and maintenance fund (note 12)	(3,264)
Transfer to extraordinary repairs fund (note 12)	(2,077)
Other recognised losses (note 8)	(7,258)
At 31 March 2025	<u><u>586,758</u></u>

14. Ultimate parent undertaking and controlling party

The ultimate parent undertaking and controlling party is Sanctuary Housing Association being the smallest and largest group to consolidate these financial statements, registered in England as a Registered Society (Number 19059R) and with the Regulator of Social Housing (Number L0247). A copy of the Group financial statements can be obtained from Sanctuary Housing Association, Sanctuary House, Chamber Court, Castle Street, Worcester, WR1 3ZQ.

15. Post Balance Sheet events

No matters have arisen since the year end which require disclosure in the financial statements.

Accounts

THE SPON LANE TRUST ALMSHOUSES
ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2024

Charity Number: 219241

The Almshouse Association: 1429

The Spon Lane Trust Almshouses

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The Spon Lane Trust Almshouses

Trustee and advisors at date of approval of financial statements

Sole Corporate Trustee

Sanctuary Housing Association

Committee of Management appointed by the Sole Corporate Trustee

Ed Lunt

Craig Moule

Nicole Seymour

Secretary

Nicole Seymour

Principal office

Sanctuary House

Chamber Court

Castle Street

Worcester

WR1 3ZQ

Independent statutory auditor

KPMG LLP

One Snowhill

Snow Hill Queensway

Birmingham

B4 6GH

Internal auditor

PricewaterhouseCoopers LLP

One Chamberlain Square

Birmingham

B3 3AX

Banker

Barclays Bank PLC

Barclays Corporate

Social Housing Team

Level 27

1 Churchill Place

London

E14 5HP

Legal advisor

Gowling WLG (UK) LLP

Two Snowhill

Birmingham

B4 6WR

Investment managers

CCLA Investment Management Ltd

80 Cheapside

London

EC2V 6DZ

Black Rock

Investment Managers

PO Box 9036

Chelmsford

CM99 2XD

M&G Charities

PO Box 9038

Chelmsford

CM99 2XF

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2024

The Trustee presents its Annual Report and audited financial statements of The Spon Lane Trust Almshouses (the Charity) for the year ended 31 March 2024.

The Trustee has had regard to Charity Commission guidance on public benefit.

Principal activities

The Charity is registered with the Charity Commission under Charity number 219241. The Charity's ultimate parent undertaking is Sanctuary Housing Association and the Charity forms part of the Sanctuary Group of entities (the Group).

The primary object of the Charity, as stated in its Governing Document, is the management of the Almshouses, known as Spon Lane, based in West Bromwich.

Review of activities and future developments

The results of the Charity for the year ended 31 March 2024, as set out on page 11, are managed and monitored within the internal framework of the Group. Future plans and objectives are to maintain the performance and efficiency of the Charity.

Investment powers, policy and performance

The Trustee intends that the real value of the Charity's investments be maintained and enhanced over the long term. The investments are managed by external organisations on behalf of the Charity and are detailed in the principal accounting policies.

During the year there have been no changes in the type or number of investments held. The only movement in investments has been the increase (2023: increase) in market value. This increase was in line with market conditions. Further details are contained in note 8.

Environmental and community protection

The Charity recognises its business activities impact the community and environment and has thus adopted the Trustee's Corporate Policy on sustainable growth. The Charity aims to be a responsible, ethical business, limiting the impact on the environment, and is committed to investing in communities.

Employees

The Charity does not employ any staff. Work is carried out on behalf of the Charity by employees of the Trustee. These services are recharged under the terms of a Management Agreement.

Reserves

Unrestricted funds

Unrestricted funds are held to support the continued activities of the Charity. At 31 March 2024 the unrestricted income fund is £548,792 (2023: £513,353).

Designated funds

The Trustee has a policy of designating funds for specific purposes. The funds are determined by the Charity's Governing Document and are as follows:

- **Cyclical repairs and maintenance fund £106,227 (2023: £102,963)**
 This fund is for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at periodic intervals. The annual contribution to the fund is currently set at £3,264 per annum. There has been no spend from the fund in the year.

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2024 continued

Reserves continued

- **Extraordinary repairs fund £61,407 (2022: £59,330)**

This fund is for the purpose of providing for the extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Charity. It is therefore difficult to predict when the expenditure will arise. The annual contribution to the fund is currently set at £2,077 per annum. There has been no spend from the fund in the year.

Governance of the Charity

During the year under review the Trustee's Committee of Management met twice. Appointed Committee Members serve for a year and may be re-elected for a further year.

The Sole Corporate Trustee retains ultimate responsibility for all aspects of the Charity's activities and the Committee Members normally meet at bi-annual intervals. The Charity has policies and procedures in place for the induction and training of Trustees.

Committee of Management appointed by the Trustee

The members of the Committee of Management appointed by the Sole Corporate Trustee who served during the year and to the date on which the financial statements were approved were:

Hilary Gardner	(Resigned 1 March 2024)
Ed Lunt	
Craig Moule	(Chair)
Nicole Seymour	

Secretary

Nicole Seymour

Risk management

Major business risks of the Charity are identified through a system of continuous monitoring, through the Group's review of the major strategic, business and operational risks to which the Charity is exposed. Systems and procedures are established at a Group level to mitigate those risks and to minimise any potential impact on the Charity should any of those risks materialise.

Going concern

The Committee members confirm that they have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity also has the continued support of its ultimate parent, Sanctuary Housing Association, who has provided a letter of support to the members of the Committee to confirm that it intends to provide financial and other support as required for a period of at least 12 months from the date of these financial statements. Accordingly, the Charity continues to adopt the going concern basis in its financial statements. Further details are given in note 1.

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2024 continued

Risk map

The Charity is a subsidiary of Sanctuary Housing Association and part of the Sanctuary Group of entities. The Group operates a comprehensive risk mapping process as part of its annual business planning cycle. The process identifies a number of external factors which affect both the Group and the Charity.

The Executive Committee and Group Audit and Risk Committee review and scrutinise the risk maps for all Group entities. The Group Board approves the Group risk map.

In addition, all reports submitted to the Committee include an analysis of the risk map areas impacted.

The Spon Lane Trust Almshouses

Statement of Trustee's responsibilities in respect of the report of the Trustee and the financial statements

Under charity law, the Trustee is responsible for preparing the report of the Trustee and the annual report for each financial year which show a true and fair view of the state of affairs of the Charity and of the excess of income over expenditure for that period. The Trustee has elected to prepare the financial statements in accordance with FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

The financial statements are required by law to give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources for that period.

In preparing these financial statements, generally accepted accounting practice entails that the Trustee:

- selects suitable accounting policies and then apply them consistently;
- makes judgements and estimates that are reasonable and prudent;
- states whether applicable UK Accounting Standards and the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- states whether the financial statements comply with the trust deed, subject to any material departures disclosed and explained in the financial statements;
- assess the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

The Trustee is required to act in accordance with the trust deed of the Charity, within the framework of trust law. They are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the Charity at that time, and to enable the Trustees to ensure that, where any statements of accounts are prepared by them under section 132(1) of the Charities Act 2011, those statements of accounts comply with the requirements of regulations under that provision. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

Disclosure of information to auditor

In the case of the Trustee or Members of the Committee of Management of the Charity at the date when this report was approved:

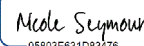
- so far as the Trustee and Members are aware, there is no relevant audit information of which the Charity's auditor is unaware; and
- the Trustee and each of the Members have taken all the steps that they ought to have taken as a Trustee or Member to make themselves aware of any relevant audit information and to establish that the Charity's auditor is aware of that information.

Independent auditor

KPMG LLP has indicated its willingness to continue in office and a resolution concerning the appointment of the auditor will be proposed at the next Annual General Meeting.

By order of the Trustee.

Nicole Seymour
 Secretary
 19 November 2024

DocuSigned by:

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Independent auditor's report to the Trustees of The Spon Lane Trust Almshouses

Opinion

We have audited the financial statements of The Spon Lane Trust Almshouses (the Charity) for the year ended 31 March 2024 which comprise the Statement of Financial Activities, Balance Sheet and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2024 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been properly prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We have been appointed as auditor under section 145 of the Charities Act 2011 (or its predecessors) and report in accordance with regulations made under section 154 of that Act.

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Charity in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The Trustee has prepared the financial statements on the going concern basis as they do not intend to liquidate the Charity or to cease its operations, and as they have concluded that the Charity's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the Trustees' conclusions, we considered the inherent risks to the Charity's business model and analysed how those risks might affect the Charity's financial resources or ability to continue operations over the going concerned period.

Our conclusions based on this work:

- we consider that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the trustees' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the Charity will continue in operation.

Independent auditor's report to the Trustees of The Spon Lane Trust Almshouses continued

Fraud and breaches of laws and regulations – ability to detect

Identify and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of Trustees, internal audit and inspection of policy documentation as to the Charity's high-level policies and procedures to prevent and detect fraud, including the internal audit function, and the Charity's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes; and
- Using analytical procedures to identify any unusual or unexpected relationships

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, and our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries. On this audit we do not believe there is a fraud risk related to revenue recognition given the nature of the Charity's revenue stream being simple, non-complex transactions and do not contain significant judgements or estimates. Furthermore, there is no history of significant or a high number of audit misstatements in relation to revenue and management is not incentivised on revenue directly.

We did not identify any additional fraud risks.

We performed procedures including:

- Identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted to unusual accounts.

Identifying and responding to risks of material misstatement related to compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the Trustees (as required by auditing standards) and discussed with the Trustees the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

The Charity is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Charity is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

Independent auditor's report to the Trustees of The Spon Lane Trust Almshouses continued

Fraud and breaches of laws and regulations – ability to detect continued

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as there may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Other information

The Trustee is responsible for the other information, which comprises the Report of the Trustee. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. We are required to report to you if:

- based solely on that work, we have identified material misstatements in the other information; or
- in our opinion, the information given in the Trustee's Annual Report is inconsistent in any material respect with the financial statements.

We have nothing to report in these respects.

Matters on which we are required to report by exception

Under the Charities Act 2011 we are required to report to you if, in our opinion:

- the Charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

Trustee's responsibilities

As explained more fully in their statement set out on page 6, the Trustee is responsible for: the preparation of financial statements which give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the Trustees of The Spon Lane Trust Almshouses continued

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Charity's Trustee as a body, in accordance with section 145 of the Charities Act 2011 (or its predecessors) and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's Trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and its Trustee as a body, for our audit work, for this report, or for the opinions we have formed.



Salmaan Khan
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants

KPMG LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006
One Snowhill
Snow Hill Queensway
Birmingham
B4 6GH
19 November 2024

The Spon Lane Trust Almshouses
Statement of Financial Activities for the year ended 31 March 2024

	Notes	2024 £	2023 £
Incoming from:			
Charitable activities	3	76,428	68,353
Investment income	4	584	982
Other income	5	4,347	4,347
Total incoming resources		81,359	73,682
Resources expended			
Charitable activities	6	(47,192)	(29,265)
Total resources expended	6	(47,192)	(29,265)
Net incoming resources before transfers	13	34,167	44,417
Transfers to designated funds	12,13	(5,341)	(5,341)
Gain/(loss) on investments	8	6,613	(2,935)
Net income		35,439	36,141
Net movement in general unrestricted funds		35,439	36,141
Fund balances brought forward at 1 April		675,646	634,164
Net movement in general unrestricted funds		35,439	36,141
Net movement in designated funds	12	5,341	5,341
Fund balances carried forward at 31 March		716,426	675,646

The net movement in funds for the year relates wholly to continuing activities.

There are no recognised gains and losses other than those included in the net movement in funds above.

The notes on pages 13 to 20 form part of these financial statements.

The Spon Lane Trust Almshouses

Balance Sheet as at 31 March 2024

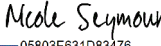
	Notes	2024 £	2023 £
Fixed assets:			
Tangible assets	7	407,846	413,988
Investments	8	69,656	63,043
		477,502	477,031
Current assets:			
Debtors	9	3,956	5,742
Cash at bank and in hand		511,445	458,926
		515,401	464,668
Creditors: amounts falling due within one year	10	(33,010)	(18,238)
Net current assets		482,391	446,430
Total assets less current liabilities		959,893	923,461
Non-current liabilities:			
Social housing grant and other capital grants	11	(243,467)	(247,815)
		(243,467)	(247,815)
Net assets		716,426	675,646
The funds of the Charity			
Designated income funds	12	167,634	162,293
Unrestricted funds	13	548,792	513,353
Total Charity funds		716,426	675,646

The financial statements were approved and authorised for issue by the Trustee on 19 November 2024 and signed on its behalf by:

Signed by:

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Ed Lunt
 Committee Member

DocuSigned by:

 05803E631D83476...

Nicole Seymour
 Secretary

The notes on pages 13 to 20 form part of these financial statements.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2024

1. Principal accounting policies

Basis of accounting

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard* applicable in the UK and Republic of Ireland (FRS 102) as issued in March 2018, the Charities Act 2011 and the statement of Recommended Practice for Charities (Revised 2019) (Charities SORP). The presentation currency of these financial statements is pounds sterling.

The Charity's ultimate parent undertaking, Sanctuary Housing Association includes the Charity in its consolidated financial statements. The consolidated financial statements of Sanctuary Housing Association are prepared in accordance with UK-adopted international accounting standards (IFRS) and are available to the public and may be obtained from Sanctuary Housing Association, Chamber Court, Castle Street, Worcester WR1 3ZQ. In these financial statements, the Charity is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 and the Charities SORP in respect of the following disclosures:

- Cash Flow Statement and related notes; and
- disclosures in respect of transactions with wholly owned subsidiaries.

As the consolidated financial statements of Sanctuary Housing Association include the equivalent disclosures, the Charity has also taken the exemptions under FRS 102 available in respect of the following disclosures:

- the disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

The financial statements are prepared on the historical cost basis of accounting. Accounting policies have been applied consistently and there have been no changes in accounting policy during the period.

Going concern

The Charity's principal activities, together with factors likely to affect its future performance, are set out on page 3.

The financial statements have been prepared on a going concern basis which the Committee members consider to be appropriate for the following reasons.

The Committee members have prepared a going concern assessment, based on consideration of cash flow forecasts, for a period of at least 12 months from the date of approval of these financial statements (the going concern assessment period), taking account of a number of severe but plausible downside scenarios. In forming their view the Committee members have taken into consideration that Sanctuary Housing Association, the Charity's ultimate parent, has provided a letter of support to the members of the Charity to confirm that it intends, should the need arise, to provide financial and/or other support to the Charity, including, if required, not seeking repayment of amounts currently made available (note 10) - £514 at 31 March 2024 (£447 at 31 March 2023), for the period covered by the forecasts. Based on these considerations it has been concluded that the Charity will have sufficient funds to meet its liabilities as they fall due for the period of assessment.

As with any charity placing reliance on other group entities for financial support, the Committee members acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2024 continued**1. Principal accounting policies continued****Going concern continued**

Consequently, the Committee members are confident that the Charity will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and have therefore prepared the financial statements on a going concern basis.

Funds

All funds, assets and liabilities of the Charity are unrestricted although the Charity chooses to designate certain funds for cyclical repairs.

Social housing and other capital grants

Social Housing Grants (SHG) and other capital grants are utilised to subsidise the cost of housing properties.

SHG and other capital grants are recognised as income in the Statement of Financial Activities under the accruals model. Grants relating to assets are recognised as income on a systematic basis over the expected useful life of the asset.

Incoming resources from charitable activities

Incoming resources represent rents and service charges receivable, less losses from voids. All incoming resources other than investment income receivable (see note 4), are directly attributable to the provision of almshouse accommodation at Spon Lane, in line with the Charity's objectives. This income is therefore classified as due to charitable activities. Income from charitable activities is recognised as it falls due, either daily, weekly or monthly.

Resources expended (charitable activities)

Resources expended represent expenditure incurred in the upkeep and management of the Charity's properties. All resources expended other than the governance costs are directly attributable to the provision of almshouse accommodation at Spon Lane, in line with the Charity's objects. This expenditure is therefore classified as due to charitable activities.

Governance costs

Governance costs are associated with the governance arrangements of the Charity which relate to the general running of the Charity, as opposed to those costs associated with charitable activities.

Taxation

The Spon Lane Trust Almshouses Charity is a registered Charity and is, therefore, exempt from liability to taxation on its income and capital gains applied for charitable purposes.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2024 continued

1. Principal accounting policies continued

Investments

In accordance with the Charities SORP 2019, the investments are shown at market value. All investments are managed by outside organisations on behalf of the Charity.

The two types of investments held as at 31 March 2024 are the NAACIF (The National Association of Almshouses Common Investment Fund), COIF (The Charities Official Investment Fund). The Charities SORP 2019 requires investments to be held at market value and the gains or losses on these investments, whether realised or not, to be recognised in the Statement of Financial Activities.

Tangible assets

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment losses. Where parts of an item of property, plant and equipment (PPE) have different useful lives, they are accounted for as separate items of PPE.

Land and buildings:

Land and buildings consists of housing properties for social rent. The provision of social housing is akin to supplying a service and therefore property held for the primary purpose of providing social benefits should be excluded from the scope of Investment Property and accounted for as PPE. Housing properties are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. The cost of such properties includes the following:

- a) cost of acquiring land and buildings;
- b) construction costs including internal equipment and fitting;
- c) directly attributable development administration costs;
- d) cost of capital employed during the development period;
- e) expenditure incurred in respect of improvements and extensions to existing properties; and
- f) construction costs incurred but not yet certified at the reporting date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic or social benefits associated with the item will flow to the Charity and the cost of the item can be measured reliably.

Expenditure on housing properties which is capable of generating increased future rents, extends their useful life, or significantly reduces future maintenance costs, is capitalised. All other repairs and maintenance are charged to the Statement of Comprehensive Income during the financial year in which they are incurred.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Structure	40 - 125 years
Door and door entry systems	10 - 40 years
Bathrooms	15 - 40 years
External works	20 - 25 years
Heating system	15 - 40 years
Kitchens	30 years
Lifts	10 years
Green technologies	25 years
Roof coverings	50 years
Windows	40 years
Electrical wiring	30 years

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2024 continued

1. Principal accounting policies continued

Tangible assets continued

The acquisition and disposal of properties is accounted for on the date when completion takes place.

Impairment

When an impairment indicator is identified, an impairment review is performed at an individual property level and compared against its recoverable amount, which is defined as the higher of:

- the fair value less selling costs of the property, or
- its value in use (VIU).

Should the net book value of the property exceed the higher of these measures, it is impaired to this value, with the movement going through the Statement of Financial Activities.

Fair value is deemed to be the market value of the property based on its existing use. For social housing properties this is existing use value – social housing (EUV-SH).

For social housing properties a measure of VIU is the depreciated replacement cost (DRC) of the property. To determine the DRC, the Charity uses information on current and recently completed developments in order to establish a build cost relevant to the property being tested, based on size, location, and other factors.

Cyclical repairs and maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Statement of Financial Activities in the year in which they are incurred. A transfer is made to designated funds to reflect amounts earmarked for future repairs and maintenance costs.

Repairs

Costs of repairs, unless representing improvements to the properties are charged to the Statement of Financial Activities in the year in which they are incurred. A transfer is made to designated funds to reflect amounts earmarked for future repairs and maintenance costs.

Provisions against debtors

The Charity provides against debtor balances where the likelihood of settlement in full or in part is unlikely. The level of provision is calculated using a probability weighted estimate based on historical experience and an assessment of specific debtor balances.

2. Trustee remuneration and employee information

During the year, the Charity paid the Trustee £8,678 (2023: £8,110) in the form of a management fee. Members of the Committee of Management receive salaries in their capacity as employees of the ultimate parent undertaking, Sanctuary Housing Association. Consequently, any expenses payable are also borne by the ultimate parent undertaking as they are incidental to their services provided to other Sanctuary Group companies. Expenses borne by the ultimate parent undertaking in respect of the Members of the Committee of Management are negligible.

The Charity does not employ any staff. However, a recharge is made by the Charity's parent undertaking, Sanctuary Housing Association, in respect of a warden who works part-time on the scheme. For the year ended 31 March 2024 this amounted to £2,989 (2023: £2,771).

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2024 continued

3. Incoming resources from charitable activities

	2024 £	2023 £
Rents	53,949	49,282
Service charges	27,825	21,857
	<u>81,774</u>	<u>71,139</u>
Void losses	(5,346)	(2,786)
	<u>76,428</u>	<u>68,353</u>

4. Investment Income

	2024 £	2023 £
Dividend income	<u>584</u>	<u>982</u>

5. Other income

	2024 £	2023 £
Grant amortisation	<u>4,347</u>	<u>4,347</u>

6. Resources expended

	Charitable activities £	Total 2024 £	Total 2023 £
Day to day repairs and maintenance	11,343	11,343	4,818
Planned Maintenance	1,642	1,642	1,398
Management fee	8,678	8,678	8,110
Other service costs	19,329	19,329	8,715
Depreciation	6,200	6,200	6,224
Total 2024	<u>47,192</u>	<u>47,192</u>	<u>29,265</u>
Total 2023	<u>29,265</u>	<u>29,265</u>	

All support costs are allocated to the Charity's single activity. Auditor's remuneration for the current year of £500 (2023: £500) has been borne by the parent company and has not been recharged. No non-audit services were provided to the Charity during the year (2023: nil).

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2024 continued

7. Tangible Assets

	Land & Buildings £	Plant & Equipment £	Total £
Cost			
Balance at 1 April 2023	493,905	5,842	499,747
Addition	58	-	58
Balance at 31 March 2024	<u>493,963</u>	<u>5,842</u>	<u>499,805</u>
Depreciation and impairment			
Balance at 1 April 2023	79,917	5,842	85,759
Depreciation charge for the year	6,200	-	6,200
Balance at 31 March 2024	<u>86,117</u>	<u>5,842</u>	<u>91,959</u>
Net book value			
31 March 2024	<u>407,846</u>	<u>-</u>	<u>407,846</u>
31 March 2023	<u>413,988</u>	<u>-</u>	<u>413,988</u>

The Charity annually reviews properties for indicators of potential impairment. Assets that reveal indicators are then subjected to further impairment tests using the methods described in note 1 and below.

Social housing assets are considered to have indicators of impairment when they have been vacant for a period of ninety days or longer. In the current and prior year, no social housing properties were identified with indicators of potential impairment and so further impairment tests were not deemed necessary.

8. Investments

All investment assets derive from the UK.

Reconciliation of market value

	2024 £	2023 £
Market value at 1 April	63,043	65,978
Gain/(loss) on investment assets	6,613	(2,935)
Market value at 31 March	<u>69,656</u>	<u>63,043</u>

Historic cost of investments as at 31 March 2024 and 2023

	£
COIF accumulation and income shares	13,462
NAACIF income shares	2,354
Total historic cost of investments	<u>15,816</u>

Investments are held at market value and the gains or losses on these investments, whether realised or not, are recognised in the Statement of Financial Activities.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2024 continued

9. Debtors

	2024 £	2023 £
Rent arrears	915	4,595
Rent arrears – provision for bad debts	(301)	(2,067)
Amounts owed from parent undertaking	3,342	930
Prepayments and other debtors	-	2,284
	3,956	5,742

All of the amounts disclosed as owed from parent undertaking are trading in nature, repayable on demand and do not incur interest.

10. Creditors: amounts falling due within one year

	2024 £	2023 £
Rent paid in advance	3,496	3,619
Amounts owed to fellow subsidiaries	514	447
Social housing grant	3,861	3,861
Other capital grant	486	486
Accruals and other creditors	24,653	9,825
	33,010	18,238

Amounts owed to fellow subsidiaries are trading in nature, repayable on demand and non-interest bearing.

11. Social housing and other capital grants falling due after one year

	2024 £	2023 £
Social housing grant	216,255	220,117
Other capital grant	27,212	27,698
	243,467	247,815

12. Designated funds

	Cyclical repairs and maintenance fund £	Extraordinary repairs fund £	Total £
At 1 April 2023	102,963	59,330	162,293
Gross transfers to funds (note 13)	3,264	2,077	5,341
At 31 March 2024	106,227	61,407	167,634

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2024 continued

13. Unrestricted income funds

	£
At 1 April 2023	513,353
Net incoming resources for the year before transfers	34,167
Transfer to cyclical repairs and maintenance fund (note 12)	(3,264)
Transfer to extraordinary repairs fund (note 12)	(2,077)
Other recognised gains (note 8)	6,613
At 31 March 2024	<u><u>548,792</u></u>

14. Ultimate parent undertaking and controlling party

The ultimate parent undertaking and controlling party is Sanctuary Housing Association being the smallest and largest group to consolidate these financial statements, registered in England as a Registered Society (Number 19059R) and with the Regulator of Social Housing (Number L0247). A copy of the Group financial statements can be obtained from Sanctuary Housing Association, Chamber Court, Castle Street, Worcester, WR1 3ZQ.

15. Post Balance Sheet events

No matters have arisen since the year end which require disclosure in the financial statements.

THE SPON LANE TRUST ALMSHOUSES

England & Wales - Charity number 219241

Accounts

THE SPON LANE TRUST ALMSHOUSES
ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2023

Charity Number: 219241

The Almshouse Association: 1429

The Spon Lane Trust Almshouses

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The Spon Lane Trust Almshouses

Trustee and advisors at date of approval of financial statements

Sole Corporate Trustee

Sanctuary Housing Association

Committee of Management appointed by the Sole Corporate Trustee

Hilary Gardner

Ed Lunt

Craig Moule

Nicole Seymour

Secretary

Nicole Seymour

Principal office

Sanctuary House

Chamber Court

Castle Street

Worcester

WR1 3ZQ

Independent statutory auditor

KPMG LLP

One Snowhill

Snow Hill Queensway

Birmingham

B4 6GH

Internal auditor

PricewaterhouseCoopers LLP

One Chamberlin Square

Birmingham

B3 3AX

Banker

Barclays Bank PLC

Barclays Corporate

Social Housing Team

Level 27

1 Churchill Place

London

E14 5HP

Legal advisor

Gowling WLG (UK) LLP

Two Snowhill

Birmingham

B4 6WR

Investment managers

CCLA Investment Management Ltd

80 Cheapside

London

EC2V 6DZ

Black Rock

Investment Managers

PO Box 9036

Chelmsford

CM99 2XD

M&G Charities

PO Box 9038

Chelmsford

CM99 2XF

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2023

The Trustee submits its Annual Report and audited financial statements of The Spon Lane Trust Almshouses (the Charity) for the year ended 31 March 2023.

The Trustee has had regard to Charity Commission guidance on public benefit.

Principal activities

The Charity is registered with the Charity Commission under Charity number 219241. The Charity's ultimate parent undertaking is Sanctuary Housing Association and the Charity forms part of the Sanctuary Group of entities (the Group).

The primary object of the Charity, as stated in its Governing Document, is the management of the Almshouses, known as Spon Lane, based in West Bromwich.

Review of activities and future developments

The results of the Charity for the year ended 31 March 2023, as set out on page 11, are managed and monitored within the internal framework of the Group. Future plans and objectives are to maintain the performance and efficiency of the Charity.

Investment powers, policy and performance

The Trustee intends that the real value of the Charity's investments be maintained and enhanced over the long term. The investments are managed by external organisations on behalf of the Charity and are detailed in the principal accounting policies.

During the year there have been no changes in the type or number of investments held. The only movement in investments has been the decrease (2022: increase) in market value. This decrease was in line with market conditions. Further details are contained in note 8.

Environmental and community protection

The Charity recognises its business activities impact the community and environment and has thus adopted the Trustee's Corporate Policy on sustainable growth. The Charity aims to be a responsible, ethical business, limiting the impact on the environment, and is committed to investing in communities.

Employees

The Charity does not employ any staff. Work is carried out on behalf of the Charity by employees of the Trustee. These services are recharged under the terms of a Management Agreement.

Reserves

Unrestricted funds

Unrestricted funds are held to support the continued activities of the Charity. At 31 March 2023 the unrestricted income fund is £513,353 (2022: £477,212).

Designated funds

The Trustee has a policy of designating funds for specific purposes. The funds are determined by the Charity's Governing Document and are as follows:

- **Cyclical repairs and maintenance fund £102,963 (2022: £99,699)**
 This fund is for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at periodic intervals. The annual contribution to the fund is currently set at £3,264 per annum. There has been no spend from the fund in the year.

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2023 continued

Reserves continued

- **Extraordinary repairs fund £59,330 (2022: £57,253)**

This fund is for the purpose of providing for the extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Charity. It is therefore difficult to predict when the expenditure will arise. The annual contribution to the fund is currently set at £2,077 per annum. There has been no spend from the fund in the year.

Governance of the Charity

During the year under review the Trustee's Committee of Management met twice. Appointed Committee Members serve for a year and may be re-elected for a further year.

The Sole Corporate Trustee retains ultimate responsibility for all aspects of the Charity's activities and the Committee Members normally meet at bi-annual intervals. The Charity has policies and procedures in place for the induction and training of Trustees.

Committee of Management appointed by the Trustee

The members of the Committee of Management appointed by the Sole Corporate Trustee who served during the year and to the date on which the financial statements were approved were:

Hilary Gardner	(Chair)
Ed Lunt	
Craig Moule	
Nicole Seymour	

Secretary

Nicole Seymour

Risk management

Major business risks of the Charity are identified through a system of continuous monitoring, through the Group's review of the major strategic, business and operational risks to which the Charity is exposed. Systems and procedures are established at a Group level to mitigate those risks and to minimise any potential impact on the Charity should any of those risks materialise.

Going concern

The Committee members confirm that they have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity also has the continued support of its ultimate parent, Sanctuary Housing Association, who has provided a letter of support to the members of the Committee to confirm that it intends to provide financial and other support as required for a period of at least 12 months from the date of these financial statements. Accordingly, the Charity continues to adopt the going concern basis in its financial statements. Further details are given in note 1.

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2023 continued

Risk map

The Charity is a subsidiary of Sanctuary Housing Association and part of the Sanctuary Group of entities. The Group operates a comprehensive risk mapping process as part of its annual business planning cycle. The process identifies a number of external factors which affect both the Group and the Charity.

The Executive Committee and Group Audit and Risk Committee review and scrutinise the risk maps for all Group entities. The Group Board approves the Group risk map.

In addition, all reports submitted to the Committee include an analysis of the risk map areas impacted.

The Spon Lane Trust Almshouses

Statement of Trustee's responsibilities in respect of the report of the Trustee and the financial statements

Under charity law, the Trustee is responsible for preparing the report of the Trustee and the annual report for each financial year which show a true and fair view of the state of affairs of the Charity and of the excess of income over expenditure for that period. The Trustee has elected to prepare the financial statements in accordance with FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

The financial statements are required by law to give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources for that period.

In preparing these financial statements, generally accepted accounting practice entails that the Trustee:

- selects suitable accounting policies and then apply them consistently;
- makes judgements and estimates that are reasonable and prudent;
- states whether applicable UK Accounting Standards and the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- states whether the financial statements comply with the trust deed, subject to any material departures disclosed and explained in the financial statements;
- assess the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

The Trustee is required to act in accordance with the trust deed of the Charity, within the framework of trust law. They are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the Charity at that time, and to enable the Trustees to ensure that, where any statements of accounts are prepared by them under section 132(1) of the Charities Act 2011, those statements of accounts comply with the requirements of regulations under that provision. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

Disclosure of information to auditor

In the case of the Trustee or Members of the Committee of Management of the Charity at the date when this report was approved:

- so far as the Trustee and Members are aware, there is no relevant audit information of which the Charity's auditor is unaware; and
- the Trustee and each of the Members have taken all the steps that they ought to have taken as a Trustee or Member to make themselves aware of any relevant audit information and to establish that the Charity's auditor is aware of that information.

Independent auditor

KPMG LLP has indicated its willingness to continue in office and a resolution concerning the appointment of the auditor will be proposed at the next Annual General Meeting.

By order of the Trustee.

Nicole Seymour
 Secretary
 19 December 2023

DocuSigned by:

Nicole Seymour

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Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses

Opinion

We have audited the financial statements of The Spon Lane Trust Almshouses (the Charity) for the year ended 31 March 2023 which comprise the Statement of Financial Activities, Balance Sheet and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2023 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been properly prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We have been appointed as auditor under section 145 of the Charities Act 2011 (or its predecessors) and report in accordance with regulations made under section 154 of that Act.

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Charity in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The Trustee has prepared the financial statements on the going concern basis as they do not intend to liquidate the Charity or to cease its operations, and as they have concluded that the Charity's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the Trustees' conclusions, we considered the inherent risks to the Charity's business model and analysed how those risks might affect the Charity's financial resources or ability to continue operations over the going concerned period.

Our conclusions based on this work:

- we consider that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the trustees' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the Charity will continue in operation.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses continued

Fraud and breaches of laws and regulations – ability to detect

Identify and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of Trustees, internal audit and inspection of policy documentation as to the Charity's high-level policies and procedures to prevent and detect fraud, including the internal audit function, and the Charity's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes
- Using analytical procedures to identify any unusual or unexpected relationships

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, and our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries on this audit we do not believe there is a fraud risk related to revenue recognition because the Charity does not operate in an industry that would create an inherent revenue risk, the revenue transactions do not contain estimates, there is no history of significant or a high number of audit misstatements in relation to revenue and management is not incentivised on revenue directly.

We did not identify any additional fraud risks.

We performed procedures including:

- Identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted to unusual accounts.

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the Trustees (as required by auditing standards) and discussed with the Trustees the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

The Charity is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Charity is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses continued

Fraud and breaches of laws and regulations – ability to detect continued

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as there may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Other information

The Trustee is responsible for the other information, which comprises the Report of the Trustee. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. We are required to report to you if:

- based solely on that work, we have identified material misstatements in the other information; or
- in our opinion, the information given in the Trustee's Annual Report is inconsistent in any material respect with the financial statements.

We have nothing to report in these respects.

Matters on which we are required to report by exception

Under the Charities Act 2011 we are required to report to you if, in our opinion:

- the Charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

Trustee's responsibilities

As explained more fully in their statement set out on page 6, the Trustee is responsible for: the preparation of financial statements which give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses continued

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Charity's Trustee as a body, in accordance with section 145 of the Charities Act 2011 (or its predecessors) and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's Trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and its Trustee as a body, for our audit work, for this report, or for the opinions we have formed.



**Sarah Tannock-Kitchen (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor**

Chartered Accountants

One Snowhill

Snow Hill Queensway

Birmingham

B4 6GH

Date: 20 December 2023

The Spon Lane Trust Almshouses
Statement of Financial Activities for the year ended 31 March 2023

	Notes	2023 £	2022 £
Incoming from:			
Charitable activities	3	68,353	64,569
Investment income	4	982	957
Other income	5	4,347	4,347
Total incoming resources		73,682	69,873
Resources expended			
Charitable activities	6	(29,265)	(24,455)
Total resources expended	6	(29,265)	(24,455)
Net incoming resources before transfers	13	44,417	45,418
Transfers to designated funds	12,13	(5,341)	(5,341)
(Loss)/gain on investments	8	(2,935)	5,912
Net income		36,141	45,989
Net movement in general unrestricted funds		36,141	45,989
Fund balances brought forward at 1 April		634,164	582,834
Net movement in general unrestricted funds		36,141	45,989
Net movement in designated funds	12	5,341	5,341
Fund balances carried forward at 31 March		675,646	634,164

The net movement in funds for the year relates wholly to continuing activities.

There are no recognised gains and losses other than those included in the net movement in funds above.

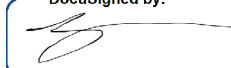
The notes on pages 13 to 20 form part of these financial statements.

The Spon Lane Trust Almshouses

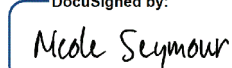
Balance Sheet as at 31 March 2023

	Notes	2023 £	2022 £
Fixed assets:			
Tangible assets	7	413,988	415,989
Investments	8	63,043	65,978
		477,031	481,967
Current assets:			
Debtors	9	5,742	10,143
Cash at bank and in hand		458,926	406,335
		464,668	416,478
Creditors: amounts falling due within one year	10	(18,238)	(12,119)
Net current assets		446,430	404,359
Total assets less current liabilities		923,461	886,326
Non-current liabilities:			
Social housing grant and other capital grants	11	(247,815)	(252,162)
		(247,815)	(252,162)
Net assets		675,646	634,164
The funds of the Charity			
Designated income funds	12	162,293	156,952
Unrestricted funds	13	513,353	477,212
Total Charity funds		675,646	634,164

The financial statements were approved and authorised for issue by the Trustee on 19 December 2023 and signed on its behalf by:

DocuSigned by:

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Ed Lunt
 Committee Member

DocuSigned by:

 05803E631D83476...

Nicole Seymour
 Secretary

The notes on pages 13 to 20 form part of these financial statements.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2023

1. Principal accounting policies

Basis of accounting

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard* applicable in the UK and Republic of Ireland (FRS 102) as issued in March 2018, the Charities Act 2011 and the statement of Recommended Practice for Charities (Revised 2019) (Charities SORP). The presentation currency of these financial statements is pounds sterling.

The Charity's ultimate parent undertaking, Sanctuary Housing Association includes the Charity in its consolidated financial statements. The consolidated financial statements of Sanctuary Housing Association are prepared in accordance with UK-adopted international accounting standards (IFRS) and are available to the public and may be obtained from Sanctuary Housing Association, Chamber Court, Castle Street, Worcester WR1 3ZQ. In these financial statements, the Charity is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 and the Charities SORP in respect of the following disclosures:

- Cash Flow Statement and related notes; and
- disclosures in respect of transactions with wholly owned subsidiaries.

As the consolidated financial statements of Sanctuary Housing Association include the equivalent disclosures, the Charity has also taken the exemptions under FRS 102 available in respect of the following disclosures:

- the disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

The financial statements are prepared on the historical cost basis of accounting. Accounting policies have been applied consistently and there have been no changes in accounting policy during the period.

Going concern

The Charity's principal activities, together with factors likely to affect its future performance, are set out on page 3.

The financial statements have been prepared on a going concern basis which the Committee members consider to be appropriate for the following reasons.

The Committee members have prepared a going concern assessment, based on consideration of cash flow forecasts, for a period of at least 12 months from the date of approval of these financial statements (the going concern assessment period), taking account of a number of severe but plausible downside scenarios. In forming their view the Committee members have taken into consideration that Sanctuary Housing Association, the Charity's ultimate parent, has provided a letter of support to the members of the Charity to confirm that it intends, should the need arise, to provide financial and/or other support to the Charity, including, if required, not seeking repayment of amounts currently made available (note 10) - £447 at 31 March 2023 (£1,594 at 31 March 2022), for the period covered by the forecasts. Based on these considerations it has been concluded that the Charity will have sufficient funds to meet its liabilities as they fall due for the period of assessment.

As with any charity placing reliance on other group entities for financial support, the Committee members acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2023 continued**1. Principal accounting policies continued****Going concern continued**

Consequently, the Committee members are confident that the Charity will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and have therefore prepared the financial statements on a going concern basis.

Funds

All funds, assets and liabilities of the Charity are unrestricted although the Charity chooses to designate certain funds for cyclical repairs.

Social housing and other capital grants

Social Housing Grants (SHG) and other capital grants are utilised to subsidise the cost of housing properties.

SHG and other capital grants are recognised as income in the Statement of Financial Activities under the accruals model. Grants relating to assets are recognised as income on a systematic basis over the expected useful life of the asset.

Incoming resources from charitable activities

Incoming resources represent rents and service charges receivable, less losses from voids. All incoming resources other than investment income receivable (see note 4), are directly attributable to the provision of almshouse accommodation at Spon Lane, in line with the Charity's objectives. This income is therefore classified as due to charitable activities. Income from charitable activities is recognised as it falls due, either daily, weekly or monthly.

Resources expended (charitable activities)

Resources expended represent expenditure incurred in the upkeep and management of the Charity's properties. All resources expended other than the governance costs are directly attributable to the provision of almshouse accommodation at Spon Lane, in line with the Charity's objects. This expenditure is therefore classified as due to charitable activities.

Governance costs

Governance costs are associated with the governance arrangements of the Charity which relate to the general running of the Charity, as opposed to those costs associated with charitable activities.

Taxation

The Spon Lane Trust Almshouses Charity is a registered Charity and is, therefore, exempt from liability to taxation on its income and capital gains applied for charitable purposes.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2023 continued

1. Principal accounting policies continued

Investments

In accordance with the Charities SORP 2019, the investments are shown at market value. All investments are managed by outside organisations on behalf of the Charity.

The two types of investments held as at 31 March 2023 are the NAACIF (The National Association of Almshouses Common Investment Fund) and COIF (The Charities Official Investment Fund). The Charities SORP 2019 requires investments to be held at market value and the gains or losses on these investments, whether realised or not, to be recognised in the Statement of Financial Activities.

Tangible assets

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment losses. Where parts of an item of property, plant and equipment (PPE) have different useful lives, they are accounted for as separate items of PPE.

Land and buildings:

Land and buildings consists of housing properties for social rent. The provision of social housing is akin to supplying a service and therefore property held for the primary purpose of providing social benefits should be excluded from the scope of Investment Property and accounted for as PPE. Housing properties are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. The cost of such properties includes the following:

- a) cost of acquiring land and buildings;
- b) construction costs including internal equipment and fitting;
- c) directly attributable development administration costs;
- d) cost of capital employed during the development period;
- e) expenditure incurred in respect of improvements and extensions to existing properties; and
- f) construction costs incurred but not yet certified at the reporting date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic or social benefits associated with the item will flow to the Charity and the cost of the item can be measured reliably.

Expenditure on housing properties which is capable of generating increased future rents, extends their useful life, or significantly reduces future maintenance costs, is capitalised. All other repairs and maintenance are charged to the Statement of Comprehensive Income during the financial year in which they are incurred.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Structure	40 - 125 years
Door and door entry systems	10 - 40 years
Bathrooms	15 - 40 years
External works	20 - 25 years
Heating system	15 - 40 years
Kitchens	30 years
Lifts	10 years
Green technologies	25 years
Roof coverings	50 years
Windows	40 years
Electrical wiring	30 years

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2023 continued

1. Principal accounting policies continued

Tangible assets continued

The acquisition and disposal of properties is accounted for on the date when completion takes place.

Impairment

When an impairment indicator is identified, an impairment review is performed at an individual property level and compared against its recoverable amount, which is defined as the higher of:

- the fair value less selling costs of the property, or
- its value in use (VIU).

Should the net book value of the property exceed the higher of these measures, it is impaired to this value, with the movement going through the Statement of Financial Activities.

Fair value is deemed to be the market value of the property based on its existing use. For social housing properties this is existing use value – social housing (EUV-SH).

For social housing properties a measure of VIU is the depreciated replacement cost (DRC) of the property. To determine the DRC, the Charity uses information on current and recently completed developments in order to establish a build cost relevant to the property being tested, based on size, location, and other factors.

Cyclical repairs and maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Statement of Financial Activities in the year in which they are incurred. A transfer is made to designated funds to reflect amounts earmarked for future repairs and maintenance costs.

Repairs

Costs of repairs, unless representing improvements to the properties are charged to the Statement of Financial Activities in the year in which they are incurred. A transfer is made to designated funds to reflect amounts earmarked for future repairs and maintenance costs.

Provisions against debtors

The Charity provides against debtor balances where the likelihood of settlement in full or in part is unlikely. The level of provision is calculated using a probability weighted estimate based on historical experience and an assessment of specific debtor balances.

2. Trustee remuneration and employee information

During the year, the Charity paid the Trustee £8,110 (2022: £7,874) in the form of a management fee. Members of the Committee of Management receive salaries in their capacity as employees of the ultimate parent undertaking, Sanctuary Housing Association. Consequently, any expenses payable are also borne by the ultimate parent undertaking as they are incidental to their services provided to other Sanctuary Group companies. Expenses borne by the ultimate parent undertaking in respect of the Members of the Committee of Management are negligible.

The Charity does not employ any staff. However, a recharge is made by the Charity's parent undertaking, Sanctuary Housing Association, in respect of a warden who works part-time on the scheme. For the year ended 31 March 2023 this amounted to £2,771 (2022: £2,717).

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2023 continued

3. Incoming resources from charitable activities

	2023 £	2022 £
Rents	49,282	47,840
Service charges	21,857	19,578
	<u>71,139</u>	<u>67,418</u>
Void losses	(2,786)	(2,849)
	<u>68,353</u>	<u>64,569</u>

4. Investment Income

	2023 £	2022 £
Dividend income	<u>982</u>	<u>957</u>

5. Other income

	2023 £	2022 £
Grant amortisation	<u>4,347</u>	<u>4,347</u>

6. Resources expended

	Charitable activities £	Total 2023 £	Total 2022 £
Day to day repairs and maintenance	4,818	4,818	2,332
Planned Maintenance	1,398	1,398	-
Management fee	8,110	8,110	7,874
Other service costs	8,715	8,715	8,202
Depreciation	6,224	6,224	6,047
Total 2023	<u>29,265</u>	<u>29,265</u>	<u>24,455</u>
Total 2022	<u>24,455</u>	<u>24,455</u>	

All support costs are allocated to the Charity's single activity. Auditor's remuneration for the current year of £500 (2022: £500) has been borne by the parent company and has not been recharged.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2023 continued

7. Tangible Assets

	Land & Building s £	Plant & Equipmen t £	Total £
Cost			
Balance at 1 April 2022	491,266	5,842	497,108
Addition	4,223	-	4,223
Disposal	(1,584)	-	(1,584)
Balance at 31 March 2023	<u>493,905</u>	<u>5,842</u>	<u>499,747</u>
Depreciation and impairment			
Balance at 1 April 2022	75,277	5,842	81,119
Depreciation charge for the year	6,224	-	6,224
Disposal	(1,584)	-	(1,584)
Balance at 31 March 2023	<u>79,917</u>	<u>5,842</u>	<u>85,759</u>
Net book value			
31 March 2023	<u>413,988</u>	<u>-</u>	<u>413,988</u>
31 March 2022	<u>415,989</u>	<u>-</u>	<u>415,989</u>

The Charity annually reviews properties for indicators of potential impairment. Assets that reveal indicators are then subjected to further impairment tests using the methods described in note 1 and below.

Social housing assets are considered to have indicators of impairment when they have been vacant for a period of ninety days or longer. In the current and prior year, no social housing properties were identified with indicators of potential impairment and so further impairment tests were not deemed necessary.

8. Investments

All investment assets derive from the UK.

Reconciliation of market value

	2023 £	2022 £
Market value at 1 April	65,978	60,066
(Loss)/gain on investment assets	<u>(2,935)</u>	<u>5,912</u>
Market value at 31 March	<u>63,043</u>	<u>65,978</u>

Historic cost of investments as at 31 March 2023 and 2022

	£
COIF accumulation and income shares	13,462
NAACIF income shares	<u>2,354</u>
Total historic cost of investments	<u>15,816</u>

Investments are held at market value and the gains or losses on these investments, whether realised or not, are recognised in the Statement of Financial Activities.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2023 continued

9. Debtors

	2023 £	2022 £
Rent arrears	4,595	5,180
Rent arrears – provision for bad debts	(2,067)	(2,116)
Amounts owed from parent undertaking	930	4,567
Prepayments and other debtors	2,284	2,512
	5,742	10,143

All of the amounts disclosed as owed from parent undertaking are trading in nature, repayable on demand and do not incur interest.

10. Creditors: amounts falling due within one year

	2023 £	2022 £
Rent paid in advance	3,619	3,158
Amounts owed to fellow subsidiaries	447	1,594
Social housing grant	3,861	3,861
Other capital grant	486	486
Accruals and other creditors	9,825	3,020
	18,238	12,119

Amounts owed to fellow subsidiaries are trading in nature, repayable on demand and non-interest bearing.

11. Social housing and other capital grants falling due after one year

	2023 £	2022 £
Social housing grant	220,117	223,979
Other capital grant	27,698	28,183
	247,815	252,162

12. Designated funds

	Cyclical repairs and maintenance fund £	Extraordinary repairs fund £	Total £
At 1 April 2022	99,699	57,253	156,952
Gross transfers to funds (note 13)	3,264	2,077	5,341
At 31 March 2023	102,963	59,330	162,293

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2023 continued

13. Unrestricted income funds

	£
At 1 April 2022	477,212
Net incoming resources for the year before transfers	44,417
Transfer to cyclical repairs and maintenance fund (note 12)	(3,264)
Transfer to extraordinary repairs fund (note 12)	(2,077)
Other recognised losses (note 8)	(2,935)
At 31 March 2023	<u><u>513,353</u></u>

14. Ultimate parent undertaking and controlling party

The ultimate parent undertaking and controlling party is Sanctuary Housing Association being the smallest and largest group to consolidate these financial statements, registered in England as a Registered Society (Number 19059R) and with the Regulator of Social Housing (Number L0247). A copy of the Group financial statements can be obtained from Sanctuary Housing Association, Chamber Court, Castle Street, Worcester, WR1 3ZQ.

15. Post Balance Sheet events

There are no post balance sheet events to report.

THE SPON LANE TRUST ALMSHOUSES

England & Wales - Charity number 219241

Accounts

THE SPON LANE TRUST ALMSHOUSES
ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2022

Charity Number: 219241

The Almshouse Association: 1429

The Spon Lane Trust Almshouses

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The Spon Lane Trust Almshouses

Trustee and advisors at date of approval of financial statements

Sole Corporate Trustee

Sanctuary Housing Association

Committee of Management appointed by the Sole Corporate Trustee

Hilary Gardner

Ed Lunt

Craig Moule

Nicole Seymour

Secretary

Nicole Seymour

Principal office

Sanctuary House

Chamber Court

Castle Street

Worcester

WR1 3ZQ

Independent statutory auditor

KPMG LLP

One Snowhill

Snow Hill Queensway

Birmingham

B4 6GH

Internal auditor

PricewaterhouseCoopers LLP

One Chamberlin Square

Birmingham

B3 3AX

Banker

HSBC Bank PLC

PO Box 28

328 High Street

West Bromwich

B70 8DJ

Legal advisor

Gowling WLG (UK) LLP

Two Snowhill

Birmingham

B4 6WR

Investment managers

CCLA Investment Management Ltd

80 Cheapside

London

EC2V 6DZ

Black Rock

Investment Managers

PO Box 9036

Chelmsford

CM99 2XD

M&G Charities

PO Box 9038

Chelmsford

CM99 2XF

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2022

The Trustee submits its Annual Report and audited financial statements of The Spon Lane Trust Almshouses (the Charity) for the year ended 31 March 2022.

The Trustee has had regard to Charity Commission guidance on public benefit.

Principal activities

The Charity is registered with the Charity Commission under Charity number 219241. The Charity's ultimate parent undertaking is Sanctuary Housing Association and the Charity forms part of the Sanctuary Group of entities (the Group).

The primary object of the Charity, as stated in its Governing Document, is the management of the Almshouses, known as Spon Lane, based in West Bromwich.

Review of activities and future developments

The results of the Charity for the year ended 31 March 2022, as set out on page 11, are managed and monitored within the internal framework of the Group. Future plans and objectives are to maintain the performance and efficiency of the Charity.

Investment powers, policy and performance

The Trustee intends that the real value of the Charity's investments be maintained and enhanced over the long term. The investments are managed by external organisations on behalf of the Charity and are detailed in the principal accounting policies.

During the year there have been no changes in the type or number of investments held. The only movement in investments has been the increase in market value. This increase has been in line with expectations. Further details are contained in note 8.

Environmental and community protection

The Charity recognises its business activities impact the community and environment and has thus adopted the Trustee's Corporate Policy on sustainable growth. The Charity aims to be a responsible, ethical business, limiting the impact on the environment, and is committed to investing in communities.

Employees

The Charity does not employ any staff. Work is carried out on behalf of the Charity by employees of the Trustee. These services are recharged under the terms of a Management Agreement.

Reserves

Unrestricted funds

Unrestricted funds are held to support the continued activities of the Charity. At 31 March 2022 the unrestricted income fund is £477,212 (2021: £431,223).

Designated funds

The Trustee has a policy of designating funds for specific purposes. The funds are determined by the Charity's Governing Document and are as follows:

- **Cyclical repairs and maintenance fund £99,699 (2021: £96,435)**
 This fund is for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at periodic intervals. The annual contribution to the fund is currently set at £3,264 per annum. There has been no spend from the fund in the year.

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2022 continued

Reserves continued

- **Extraordinary repairs fund £57,253 (2021: £55,176)**

This fund is for the purpose of providing for the extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Charity. It is therefore difficult to predict when the expenditure will arise. The annual contribution to the fund is currently set at £2,077 per annum. There has been no spend from the fund in the year.

Governance of the Charity

During the year under review the Trustee's Committee of Management met twice. Appointed Committee Members serve for a year and may be re-elected for a further year.

The Sole Corporate Trustee retains ultimate responsibility for all aspects of the Charity's activities and the Committee Members normally meet at bi-annual intervals. The Charity has policies and procedures in place for the induction and training of Trustees.

Committee of Management appointed by the Trustee

The members of the Committee of Management appointed by the Sole Corporate Trustee who served during the year and to the date on which the financial statements were approved were:

Hilary Gardner	(Chair) (appointed 21 September 2021)
Ed Lunt	
Craig Moule	
Denise Plumpton	(resigned 21 September 2021)
Nicole Seymour	

Secretary

Nicole Seymour

Risk management

Major business risks of the Charity are identified through a system of continuous monitoring, through the Group's review of the major strategic, business and operational risks to which the Charity is exposed. Systems and procedures are established at a Group level to mitigate those risks and to minimise any potential impact on the Charity should any of those risks materialise.

Going concern

The Committee members confirm that they have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity also has the continued support of its ultimate parent, Sanctuary Housing Association, who has provided a letter of support to the members of the Committee to confirm that it intends to provide financial and other support as required for a period of at least 12 months from the date of these financial statements. Accordingly, the Charity continues to adopt the going concern basis in its financial statements. Further details are given in note 1.

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2022 continued

Risk map

The Charity is a subsidiary of Sanctuary Housing Association and part of the Sanctuary Group of entities. The Group operates a comprehensive risk mapping process as part of its annual business planning cycle. The process identifies a number of external factors which affect both the Group and the Charity.

The Executive Committee and Group Audit and Risk Committee review and scrutinise the risk maps for all Group entities. The Group Board approves the Group risk map.

In addition, all reports submitted to the Committee include an analysis of the risk map areas impacted.

The Spon Lane Trust Almshouses

Statement of Trustee's responsibilities in respect of the report of the Trustee and the financial statements

Under charity law, the Trustee is responsible for preparing the report of the Trustee and the annual report for each financial year which show a true and fair view of the state of affairs of the Charity and of the excess of income over expenditure for that period. The Trustee has elected to prepare the financial statements in accordance with FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

The financial statements are required by law to give a true and fair view of the state of affairs of the Charity and of the incoming resources and application of resources for that period.

In preparing these financial statements, generally accepted accounting practice entails that the Trustee:

- selects suitable accounting policies and then apply them consistently;
- makes judgements and estimates that are reasonable and prudent;
- states whether applicable UK Accounting Standards and the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- states whether the financial statements comply with the trust deed, subject to any material departures disclosed and explained in the financial statements;
- assess the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

The Trustee is required to act in accordance with the trust deed of the Charity, within the framework of trust law. They are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the Charity at that time, and to enable the Trustees to ensure that, where any statements of accounts are prepared by them under section 132(1) of the Charities Act 2011, those statements of accounts comply with the requirements of regulations under that provision. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

Disclosure of information to auditor

In the case of the Trustee or Members of the Committee of Management of the Charity at the date when this report was approved:

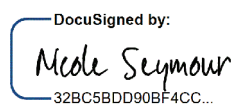
- so far as the Trustee and Members are aware, there is no relevant audit information of which the Charity's auditor is unaware; and
- the Trustee and each of the Members have taken all the steps that they ought to have taken as a Trustee or Member to make themselves aware of any relevant audit information and to establish that the Charity's auditor is aware of that information.

Independent auditor

KPMG LLP has indicated its willingness to continue in office and a resolution concerning the appointment of the auditor will be proposed at the next Annual General Meeting.

By order of the Trustee.

Nicole Seymour
 Secretary
 1 December 2022

DocuSigned by:

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Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses

Opinion

We have audited the financial statements of The Spon Lane Trust Almshouses (the Charity) for the year ended 31 March 2022 which comprise the Statement of Financial Activities, Balance Sheet and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2022 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been properly prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We have been appointed as auditor under section 145 of the Charities Act 2011 (or its predecessors) and report in accordance with regulations made under section 154 of that Act.

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Charity in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The Trustee has prepared the financial statements on the going concern basis as they do not intend to liquidate the Charity or to cease its operations, and as they have concluded that the Charity's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the Trustees' conclusions, we considered the inherent risks to the Charity's business model and analysed how those risks might affect the Charity's financial resources or ability to continue operations over the going concerned period.

Our conclusions based on this work:

- we consider that the Trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the trustees' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the Charity's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the Charity will continue in operation.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses continued

Fraud and breaches of laws and regulations – ability to detect

Identify and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of Trustees, internal audit and inspection of policy documentation as to the Charity's high-level policies and procedures to prevent and detect fraud, including the internal audit function, and the Charity's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes
- Using analytical procedures to identify any unusual or unexpected relationships

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, and our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries on this audit we do not believe there is a fraud risk related to revenue recognition because the Charity does not operate in an industry that would create an inherent revenue risk, the revenue transactions do not contain estimates, there is no history of significant or a high number of audit misstatements in relation to revenue and management is not incentivised on revenue directly.

We did not identify any additional fraud risks.

We performed procedures including:

- Identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted to unusual accounts.

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the Trustees (as required by auditing standards) and discussed with the Trustees the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

The Charity is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Charity is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses continued

Fraud and breaches of laws and regulations – ability to detect continued

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as there may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Other information

The Trustee is responsible for the other information, which comprises the Report of the Trustee. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. We are required to report to you if:

- based solely on that work, we have identified material misstatements in the other information; or
- in our opinion, the information given in the Trustee's Annual Report is inconsistent in any material respect with the financial statements.

We have nothing to report in these respects.

Matters on which we are required to report by exception

Under the Charities Act 2011 we are required to report to you if, in our opinion:

- the Charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

Trustee's responsibilities

As explained more fully in their statement set out on page 6, the Trustee is responsible for: the preparation of financial statements which give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses continued

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Charity's Trustee as a body, in accordance with section 145 of the Charities Act 2011 (or its predecessors) and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's Trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and its Trustee as a body, for our audit work, for this report, or for the opinions we have formed.



Sarah Tannock-Kitchen (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor
Chartered Accountants
One Snowhill
Snow Hill Queensway
Birmingham
B4 6GH
Date: 5 December 2022

The Spon Lane Trust Almshouses

Statement of Financial Activities for the year ended 31 March 2022

	Notes	2022 £	2021 £
Incoming from:			
Charitable activities	3	64,569	66,164
Investment income	4	957	950
Other income	5	4,347	4,347
Total incoming resources		69,873	71,461
Resources expended			
Charitable activities	6	(24,455)	(49,458)
Total resources expended	6	(24,455)	(49,458)
Net incoming resources before transfers	13	45,418	22,003
Transfers to designated funds	12,13	(5,341)	(5,341)
Gain on investments	8	5,912	10,202
Net income		45,989	26,864
Net movement in general unrestricted funds		45,989	26,864
Fund balances brought forward at 1 April		582,834	550,629
Net movement in general unrestricted funds		45,989	26,864
Net movement in designated funds	12	5,341	5,341
Fund balances carried forward at 31 March		634,164	582,834

The net movement in funds for the year relates wholly to continuing activities.

There are no recognised gains and losses other than those included in the net movement in funds above.

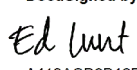
The notes on pages 13 to 20 form part of these financial statements.

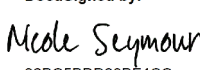
The Spon Lane Trust Almshouses

Balance Sheet as at 31 March 2022

	Notes	2022 £	2021 £
Fixed assets:			
Tangible assets	7	415,989	420,327
Investments	8	65,978	60,066
		481,967	480,393
Current assets:			
Debtors	9	10,143	8,116
Cash at bank and in hand		406,335	365,020
		416,478	373,136
Creditors: amounts falling due within one year	10	(12,119)	(14,185)
Net current assets		404,359	358,951
Total assets less current liabilities		886,326	839,344
Non-current liabilities:			
Social housing grant and other capital grants	11	(252,162)	(256,510)
		(252,162)	(256,510)
Net assets		634,164	582,834
The funds of the Charity			
Designated income funds	12	156,952	151,611
Unrestricted funds	13	477,212	431,223
Total Charity funds		634,164	582,834

The financial statements were approved and authorised for issue by the Trustee on 1 December 2022 and signed on its behalf by:

DocuSigned by:

 A419ACD9B12E46E...
 Ed Lunt
 Committee Member

DocuSigned by:

 32BC5BDD90BF4CC...
 Nicole Seymour
 Secretary

The notes on pages 13 to 20 form part of these financial statements.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2022

1. Principal accounting policies

Basis of accounting

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard* applicable in the UK and Republic of Ireland (FRS 102) as issued in March 2018, the Charities Act 2011 and the statement of Recommended Practice for Charities (Revised 2019) (Charities SORP). The presentation currency of these financial statements is pounds sterling.

The Charity's ultimate parent undertaking, Sanctuary Housing Association includes the Charity in its consolidated financial statements. The consolidated financial statements of Sanctuary Housing Association are prepared in accordance with UK-adopted international accounting standards (IFRS) and are available to the public and may be obtained from Sanctuary Housing Association, Chamber Court, Castle Street, Worcester WR1 3ZQ. In these financial statements, the Charity is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 and the Charities SORP in respect of the following disclosures:

- Cash Flow Statement and related notes; and
- disclosures in respect of transactions with wholly owned subsidiaries.

As the consolidated financial statements of Sanctuary Housing Association include the equivalent disclosures, the Charity has also taken the exemptions under FRS 102 available in respect of the following disclosures:

- the disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

The financial statements are prepared on the historical cost basis of accounting. Accounting policies have been applied consistently and there have been no changes in accounting policy during the period.

Going concern

The Charity's principal activities, together with factors likely to affect its future performance, are set out on page 3.

The financial statements have been prepared on a going concern basis which the Committee members consider to be appropriate for the following reasons.

The Committee members have prepared a going concern assessment, based on consideration of cash flow forecasts, for a period of at least 12 months from the date of approval of these financial statements (the going concern assessment period), taking account of a number of plausible downside scenarios. In forming their view the Committee members have taken into consideration that Sanctuary Housing Association, the Charity's ultimate parent, has provided a letter of support to the members of the Charity to confirm that it intends, should the need arise, to provide financial and/or other support to the Charity, including, if required, not seeking repayment of amounts currently made available of £1,594 at 31 March 2022 (£478 at 31 March 2021), for the period covered by the forecasts. Based on these considerations it has been concluded that the Charity will have sufficient funds to meet its liabilities as they fall due for the period of assessment.

As with any charity placing reliance on other group entities for financial support, the Committee members acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2022 continued

1. Principal accounting policies continued

Going concern continued

Consequently, the Committee members are confident that the Charity will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and have therefore prepared the financial statements on a going concern basis.

Funds

All funds, assets and liabilities of the Charity are unrestricted although the Charity chooses to designate certain funds for cyclical repairs.

Social housing and other capital grants

Social Housing Grants (SHG) and other capital grants are utilised to subsidise the cost of housing properties.

SHG and other capital grants are recognised as income in the Statement of Financial Activities under the accruals model. Grants relating to assets are recognised as income on a systematic basis over the expected useful life of the asset.

Incoming resources from charitable activities

Incoming resources represent rents and service charges receivable, less losses from voids. All incoming resources other than investment income receivable (see note 4), are directly attributable to the provision of almshouse accommodation at Spon Lane, in line with the Charity's objectives. This income is therefore classified as due to charitable activities. Income from charitable activities is recognised as it falls due, either daily, weekly or monthly.

Resources expended (charitable activities)

Resources expended represent expenditure incurred in the upkeep and management of the Charity's properties. All resources expended other than the governance costs are directly attributable to the provision of almshouse accommodation at Spon Lane, in line with the Charity's objects. This expenditure is therefore classified as due to charitable activities.

Governance costs

Governance costs are associated with the governance arrangements of the Charity which relate to the general running of the Charity, as opposed to those costs associated with charitable activities.

Taxation

The Spon Lane Trust Almshouses Charity is a registered Charity and is, therefore, exempt from liability to taxation on its income and capital gains applied for charitable purposes.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2022 continued

1. Principal accounting policies continued

Investments

In accordance with the Charities SORP 2019, the investments are shown at market value. All investments are managed by outside organisations on behalf of the Charity.

The two types of investments held as at 31 March 2022 are the NAACIF (The National Association of Almshouses Common Investment Fund) and COIF (The Charities Official Investment Fund). The Charities SORP 2019 requires investments to be held at market value and the gains or losses on these investments, whether realised or not, to be recognised in the Statement of Financial Activities.

Tangible assets

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment losses. Where parts of an item of property, plant and equipment (PPE) have different useful lives, they are accounted for as separate items of PPE.

Land and buildings:

Land and buildings consists of housing properties for social rent. The provision of social housing is akin to supplying a service and therefore property held for the primary purpose of providing social benefits should be excluded from the scope of Investment Property and accounted for as PPE. Housing properties are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. The cost of such properties includes the following:

- a) cost of acquiring land and buildings;
- b) construction costs including internal equipment and fitting;
- c) directly attributable development administration costs;
- d) cost of capital employed during the development period;
- e) expenditure incurred in respect of improvements and extensions to existing properties; and
- f) construction costs incurred but not yet certified at the reporting date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic or social benefits associated with the item will flow to the Charity and the cost of the item can be measured reliably.

Expenditure on housing properties which is capable of generating increased future rents, extends their useful life, or significantly reduces future maintenance costs, is capitalised. All other repairs and maintenance are charged to the Statement of Comprehensive Income during the financial year in which they are incurred.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Structure	40 - 125 years
Door and door entry systems	10 - 40 years
Bathrooms	15 - 40 years
External works	20 - 25 years
Heating system	15 - 40 years
Kitchens	30 years
Lifts	10 years
Green technologies	25 years
Roof coverings	50 years
Windows	40 years
Electrical wiring	30 years

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2022 continued

1. Principal accounting policies continued

Tangible assets continued

The acquisition and disposal of properties is accounted for on the date when completion takes place.

Impairment

When an impairment indicator is identified, an impairment review is performed at an individual property level and compared against its recoverable amount, which is defined as the higher of:

- the fair value less selling costs of the property, or
- its value in use (VIU).

Should the net book value of the property exceed the higher of these measures, it is impaired to this value, with the movement going through the Statement of Financial Activities.

Fair value is deemed to be the market value of the property based on its existing use. For social housing properties this is existing use value – social housing (EUV-SH).

For social housing properties a measure of VIU is the depreciated replacement cost (DRC) of the property. To determine the DRC, the Charity uses information on current and recently completed developments in order to establish a build cost relevant to the property being tested, based on size, location, and other factors.

Cyclical repairs and maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Statement of Financial Activities in the year in which they are incurred. A transfer is made to designated funds to reflect amounts earmarked for future repairs and maintenance costs.

Repairs

Costs of repairs, unless representing improvements to the properties are charged to the Statement of Financial Activities in the year in which they are incurred. A transfer is made to designated funds to reflect amounts earmarked for future repairs and maintenance costs.

Provisions against debtors

The Charity provides against debtor balances where the likelihood of settlement in full or in part is unlikely. The level of provision is calculated using a probability weighted estimate based on historical experience and an assessment of specific debtor balances.

2. Trustee remuneration and employee information

During the year, the Charity paid the Trustee £7,874 (2021: £7,719) in the form of a management fee. Members of the Committee of Management receive salaries in their capacity as employees of the ultimate parent undertaking, Sanctuary Housing Association. Consequently, any expenses payable are also borne by the ultimate parent undertaking as they are incidental to their services provided to other Sanctuary Group companies. Expenses borne by the ultimate parent undertaking in respect of the Members of the Committee of Management are negligible.

The Charity does not employ any staff. However, a recharge is made by the Charity's parent undertaking, Sanctuary Housing Association, in respect of a warden who works part-time on the scheme. For the year ended 31 March 2022 this amounted to £2,717 (2021: £2,664).

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2022 continued

3. Incoming resources from charitable activities

	2022 £	2021 £
Rents	47,840	47,571
Service charges	19,578	18,751
	<u>67,418</u>	<u>66,322</u>
Void losses	(2,849)	(158)
	<u>64,569</u>	<u>66,164</u>

4. Investment Income

	2022 £	2021 £
Dividend income	<u>957</u>	<u>950</u>

5. Other income

	2022 £	2021 £
Grant amortisation	<u>4,347</u>	<u>4,347</u>

6. Resources expended

	Charitable activities £	Total 2022 £	Total 2021 £
Day to day repairs and maintenance	2,332	2,332	9,034
Planned Maintenance	-	-	28
Management fee	7,874	7,874	7,719
Other service costs	8,202	8,202	12,010
Depreciation	6,047	6,047	20,667
Total 2022	<u>24,455</u>	<u>24,455</u>	<u>49,458</u>
Total 2021	<u>49,458</u>	<u>49,458</u>	

All support costs are allocated to the Charity's single activity. Auditor's remuneration for the current year of £500 (2021: £500) has been borne by the parent company and has not been recharged.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2022 continued

7. Tangible Assets

	Land & Buildings £	Plant & Equipment £	Total £
Cost			
Balance at 1 April 2021	490,557	5,842	496,399
Addition	1,709	-	1,709
Disposal	(1,000)	-	(1,000)
Balance at 31 March 2022	<u>491,266</u>	<u>5,842</u>	<u>497,108</u>
Depreciation and impairment			
Balance at 1 April 2021	70,230	5,842	76,072
Depreciation charge for the year	6,047	-	6,047
Disposal	(1,000)	-	(1,000)
Balance at 31 March 2022	<u>75,277</u>	<u>5,842</u>	<u>81,119</u>
Net book value			
31 March 2022	<u>415,989</u>	<u>-</u>	<u>415,989</u>
31 March 2021	<u>420,327</u>	<u>-</u>	<u>420,327</u>

The Charity annually reviews properties for indicators of potential impairment. Assets that reveal indicators are then subjected to further impairment tests using the methods described in note 1 and below.

Social housing assets are considered to have indicators of impairment when they have been vacant for a period of ninety days or longer. In the current and prior year, no social housing properties were identified with indicators of potential impairment and so further impairment tests were not deemed necessary.

8. Investments

All investment assets derive from the UK.

Reconciliation of market value

	2022 £	2021 £
Market value at 1 April	60,066	49,864
Gain on investment assets	5,912	10,202
Market value at 31 March	<u>65,978</u>	<u>60,066</u>

Historic cost of investments as at 31 March 2022 and 2021

	£
COIF accumulation and income shares	13,462
NAACIF income shares	2,354
Total historic cost of investments	<u>15,816</u>

Investments are held at market value and the gains or losses on these investments, whether realised or not, are recognised in the Statement of Financial Activities.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2022 continued

9. Debtors

	2022 £	2021 £
Rent arrears	5,180	6,723
Rent arrears – provision for bad debts	(2,116)	(2,910)
Amounts owed from parent undertaking	4,567	1,327
Prepayments and other debtors	2,512	2,976
	10,143	8,116

All of the amounts disclosed as owed by fellow subsidiaries are trading in nature, repayable on demand and do not incur interest.

10. Creditors: amounts falling due within one year

	2022 £	2021 £
Rent paid in advance	3,158	1,926
Amounts owed to fellow subsidiaries	1,594	478
Social housing grant	3,861	3,861
Other capital grant	486	486
Accruals and other creditors	3,020	7,434
	12,119	14,185

Amounts owed to parent and subsidiary undertakings are trading in nature, repayable on demand and non-interest bearing.

11. Social housing and other capital grants falling due after one year

	2022 £	2021 £
Social housing grant	223,979	227,841
Other capital grant	28,183	28,669
	252,162	256,510

12. Designated funds

	Cyclical repairs and maintenance fund £	Extraordinary repairs fund £	Total £
At 1 April 2021	96,435	55,176	151,611
Gross transfers to funds (note 13)	3,264	2,077	5,341
At 31 March 2022	99,699	57,253	156,952

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2022 continued

13. Unrestricted income funds

	£
At 1 April 2021	431,223
Net incoming resources for the year before transfers	45,418
Transfer to cyclical repairs and maintenance fund (note 12)	(3,264)
Transfer to extraordinary repairs fund (note 12)	(2,077)
Other recognised gains (note 8)	5,912
At 31 March 2022	<u><u>477,212</u></u>

14. Ultimate parent undertaking and controlling party

The ultimate parent undertaking and controlling party is Sanctuary Housing Association being the smallest and largest group to consolidate these financial statements, registered in England as a Registered Society (Number 19059R) and with the Regulator of Social Housing (Number L0247). A copy of the Group financial statements can be obtained from Sanctuary Housing Association, Chamber Court, Castle Street, Worcester, WR1 3ZQ.

15. Post Balance Sheet events

There are no post balance sheet events to report.

THE SPON LANE TRUST ALMSHOUSES

England & Wales - Charity number 219241

Accounts

THE SPON LANE TRUST ALMSHOUSES
ANNUAL REPORT AND AUDITED FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 MARCH 2021

Charity Number: 219241

The Almshouse Association: 1429

The Spon Lane Trust Almshouses

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The Spon Lane Trust Almshouses

Trustee and advisors at date of approval of financial statements

Sole Corporate Trustee

Sanctuary Housing Association

Committee of Management appointed by the Sole Corporate Trustee

Ed Lunt
Craig Moule
Denise Plumptre
Nicole Seymour

Secretary

Nicole Seymour

Principal office

Sanctuary House
Chamber Court
Castle Street
Worcester
WR1 3ZQ

Independent statutory auditor

KPMG LLP
One Snowhill
Snow Hill Queensway
Birmingham
B4 6GH

Internal auditor

PricewaterhouseCoopers LLP
Cornwall Court
19 Cornwall Street
Birmingham
B3 2DT

Banker

HSBC Bank PLC
PO Box 28
328 High Street
West Bromwich
B70 8DJ

Legal advisor

Gowling WLG (UK) LLP
Two Snowhill
Birmingham
B4 6WR

Investment managers

CCLA Investment Management Ltd
80 Cheapside
London
EC2V 6DZ

Black Rock
Investment Managers
PO Box 9036
Chelmsford
CM99 2XD

M&G Charities
PO Box 9038
Chelmsford
CM99 2XF

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2021

The Trustee submits its Annual Report and audited financial statements of The Spon Lane Trust Almshouses (the Charity) for the year ended 31 March 2021.

The Trustee has had regard to Charity Commission guidance on public benefit.

Principal activities

The Charity is registered with the Charity Commission under Charity number 219241. The Charity's ultimate parent undertaking is Sanctuary Housing Association and the Charity forms part of the Sanctuary Group of entities (the Group).

The primary object of the Charity, as stated in its Governing Document, is the management of the Almshouses, known as Spon Lane, based in West Bromwich.

Review of activities and future developments

The results of the Charity for the year ended 31 March 2021, as set out on page 11, are managed and monitored within the internal framework of the Group. Future plans and objectives are to maintain the performance and efficiency of the Charity. Due to the nature of the Charity's activities, the impact of the Covid-19 pandemic was limited. No new activities are proposed.

Investment powers, policy and performance

The Trustee intends that the real value of the Charity's investments be maintained and enhanced over the long term. The investments are managed by external organisations on behalf of the Charity and are detailed in the principal accounting policies.

During the year there have been no changes in the type or number of investments held. The only movement in investments has been the increase in market value. This increase has been in line with expectations. Further details are contained in note 8.

Environmental and community protection

The Charity recognises its business activities impact the community and environment and has thus adopted the Trustee's Corporate Policy on sustainable growth. The Charity aims to be a responsible, ethical business, limiting the impact on the environment, and is committed to investing in communities.

Employees

The Charity does not employ any staff. Work is carried out on behalf of the Charity by employees of the Trustee. These services are recharged under the terms of a Management Agreement.

Reserves

Unrestricted funds

Unrestricted funds are held to support the continued activities of the Charity. At 31 March 2021 the unrestricted income fund is £431,223 (2020: £404,359).

Designated funds

The Trustee has a policy of designating funds for specific purposes. The funds are determined by the Charity's Governing Document and are as follows:

- **Cyclical repairs and maintenance fund £96,435 (2020: £93,171)**
 This fund is for the purpose of providing for those items of ordinary maintenance and repair of the Almshouses belonging to the Charity which recur at periodic intervals. The annual contribution to the fund is currently set at £3,264 per annum. There has been no spend from the fund in the year.

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2021 continued

Reserves continued

- **Extraordinary repairs fund £55,176 (2020: £53,099)**

This fund is for the purpose of providing for the extraordinary repair, improvement or rebuilding of the Almshouses belonging to the Charity. It is therefore difficult to predict when the expenditure will arise. The annual contribution to the fund is currently set at £2,077 per annum. There has been no spend from the fund in the year.

Governance of the Charity

During the year under review the Trustee's Committee of Management met twice. Appointed Committee Members serve for a year and may be re-elected for a further year.

The Sole Corporate Trustee retains ultimate responsibility for all aspects of the Charity's activities and the Committee Members normally meet at bi-annual intervals. The Charity has policies and procedures in place for the induction and training of Trustees.

Committee of Management appointed by the Trustee

The members of the Committee of Management appointed by the Sole Corporate Trustee who served during the year and to the date on which the financial statements were approved were:

Ed Lunt	
Robert McComb	(resigned 22 September 2020)
Craig Moule	
Denise Plumpton	(Chair) (appointed 22 September 2020)
Nicole Seymour	

Secretary

Nicole Seymour

Risk management

Major business risks of the Charity are identified through a system of continuous monitoring, through the Group's review of the major strategic, business and operational risks to which the Charity is exposed. Systems and procedures are established at a Group level to mitigate those risks and to minimise any potential impact on the Charity should any of those risks materialise.

Going concern

The Committee members confirm that they have a reasonable expectation that the Charity has adequate resources to continue in operational existence for the foreseeable future. The Charity also has the continued support of its ultimate parent, Sanctuary Housing Association, who has provided a letter of support to the members of the Committee to confirm that it intends to provide financial and other support as required for a period of at least 12 months from the date of these financial statements. Accordingly, the Charity continues to adopt the going concern basis in its financial statements. Further details are given in note 1.

The Spon Lane Trust Almshouses

Report of the Trustee for the year ended 31 March 2021 continued

Risk map

The Charity is a subsidiary of Sanctuary Housing Association and part of the Sanctuary Group of entities. The Group operates a comprehensive risk mapping process as part of its annual business planning cycle. The process identifies a number of external factors which affect both the Group and the Charity.

The Executive Committee and Group Audit and Risk Committee review and scrutinise the risk maps for all Group entities. The Group Board approves the Group risk map.

In addition, all reports submitted to the Committee include an analysis of the risk map areas impacted.

The Spon Lane Trust Almshouses

Statement of Trustee's responsibilities in respect of the report of the Trustee and the financial statements

Under charity law, the trustee is responsible for preparing the report of the Trustee and the annual report for each financial year which show a true and fair view of the state of affairs of the Charity and of the excess of income over expenditure for that period. The Trustee has elected to prepare the financial statements in accordance with FRS 102 *The Financial Reporting Standard applicable in the UK and Republic of Ireland*.

The financial statements are required by law to give a true and fair view of the state of affairs of the charity and of the incoming resources and application of resources for that period.

In preparing these financial statements, generally accepted accounting practice entails that the Trustee:

- selects suitable accounting policies and then apply them consistently;
- makes judgements and estimates that are reasonable and prudent;
- states whether applicable UK Accounting Standards and the Statement of Recommended Practice have been followed, subject to any material departures disclosed and explained in the financial statements;
- states whether the financial statements comply with the trust deed, subject to any material departures disclosed and explained in the financial statements;
- assess the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and
- use the going concern basis of accounting unless they either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

The Trustee is required to act in accordance with the trust deed of the Charity, within the framework of trust law. They are responsible for keeping proper accounting records, sufficient to disclose at any time, with reasonable accuracy, the financial position of the Charity at that time, and to enable the trustees to ensure that, where any statements of accounts are prepared by them under section 132(1) of the Charities Act 2011, those statements of accounts comply with the requirements of regulations under that provision. They are responsible for such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error, and have general responsibility for taking such steps as are reasonably open to them to safeguard the assets of the Charity and to prevent and detect fraud and other irregularities.

Disclosure of information to auditor

In the case of the Trustee or Members of the Committee of Management of the Charity at the date when this report was approved:

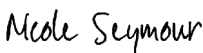
- so far as the Trustee and Members are aware, there is no relevant audit information of which the Charity's auditor is unaware; and
- the Trustee and each of the Members have taken all the steps that he ought to have taken as a Trustee or Member to make himself aware of any relevant audit information and to establish that the Charity's auditor is aware of that information.

Independent auditor

A resolution concerning the appointment of the auditor will be proposed at the Annual General Meeting.

By order of the Trustee.

Nicole Seymour
 Secretary
 21 September 2021

DocuSigned by:

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Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses

Opinion

We have audited the financial statements of The Spon Lane Trust Almshouses (the Charity) for the year ended 31 March 2021 which comprise the Statement of Financial Activities, Balance Sheet and related notes, including the accounting policies in note 1.

In our opinion the financial statements:

- give a true and fair view of the state of the Charity's affairs as at 31 March 2021 and of its incoming resources and application of resources for the year then ended;
- have been properly prepared in accordance with UK accounting standards, including FRS 102 The Financial Reporting Standard applicable in the UK and Republic of Ireland; and
- have been properly prepared in accordance with the requirements of the Charities Act 2011.

Basis for opinion

We have been appointed as auditor under section 145 of the Charities Act 2011 (or its predecessors) and report in accordance with regulations made under section 154 of that Act.

We conducted our audit in accordance with International Standards on Auditing (UK) ("ISAs (UK)") and applicable law. Our responsibilities are described below. We have fulfilled our ethical responsibilities under, and are independent of the Charity in accordance with, UK ethical requirements including the FRC Ethical Standard. We believe that the audit evidence we have obtained is a sufficient and appropriate basis for our opinion.

Going concern

The Trustee has prepared the financial statements on the going concern basis as they do not intend to liquidate the Charity or to cease its operations, and as they have concluded that the Charity's financial position means that this is realistic. They have also concluded that there are no material uncertainties that could have cast significant doubt over its ability to continue as a going concern for at least a year from the date of approval of the financial statements ("the going concern period").

In our evaluation of the trustees' conclusions, we considered the inherent risks to the charity's business model and analysed how those risks might affect the charity's financial resources or ability to continue operations over the going concerned period.

Our conclusions based on this work:

- we consider that the trustees' use of the going concern basis of accounting in the preparation of the financial statements is appropriate;
- we have not identified, and concur with the trustees' assessment that there is not, a material uncertainty related to events or conditions that, individually or collectively, may cast significant doubt on the charity's ability to continue as a going concern for the going concern period.

However, as we cannot predict all future events or conditions and as subsequent events may result in outcomes that are inconsistent with judgements that were reasonable at the time they were made, the absence of reference to a material uncertainty in this auditor's report is not a guarantee that the Charity will continue in operation.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses continued

Fraud and breaches of laws and regulations – ability to detect

Identify and responding to risks of material misstatement due to fraud

To identify risks of material misstatement due to fraud ("fraud risks") we assessed events or conditions that could indicate an incentive or pressure to commit fraud or provide an opportunity to commit fraud. Our risk assessment procedures included:

- Enquiring of Trustees, internal audit and inspection of policy documentation as to the Charity's high-level policies and procedures to prevent and detect fraud, including the internal audit function, and the Charity's channel for "whistleblowing", as well as whether they have knowledge of any actual, suspected or alleged fraud.
- Reading Board minutes
- Using analytical procedures to identify any unusual or unexpected relationships

We communicated identified fraud risks throughout the audit team and remained alert to any indications of fraud throughout the audit.

As required by auditing standards, and our overall knowledge of the control environment, we perform procedures to address the risk of management override of controls, in particular the risk that management may be in a position to make inappropriate accounting entries on this audit we do not believe there is a fraud risk related to revenue recognition because the Charity does not operate in an industry that would create an inherent revenue risk, the revenue transactions do not contain estimates, there is no history of significant or a high number of audit misstatements in relation to revenue and management is not incentivised on revenue directly.

We did not identify any additional fraud risks.

We performed procedures including:

- Identifying journal entries to test based on risk criteria and comparing the identified entries to supporting documentation. These included those posted to unusual accounts.

Identifying and responding to risks of material misstatement due to non-compliance with laws and regulations

We identified areas of laws and regulations that could reasonably be expected to have a material effect on the financial statements from our general commercial and sector experience and through discussion with the Trustees (as required by auditing standards) and discussed with the Trustees the policies and procedures regarding compliance with laws and regulations.

We communicated identified laws and regulations throughout our team and remained alert to any indications of non-compliance throughout the audit.

The potential effect of these laws and regulations on the financial statements varies considerably.

The Charity is subject to laws and regulations that directly affect the financial statements including financial reporting legislation (including related companies legislation), distributable profits legislation and taxation legislation and we assessed the extent of compliance with these laws and regulations as part of our procedures on the related financial statement items.

Whilst the Charity is subject to many other laws and regulations, we did not identify any others where the consequences of non-compliance alone could have a material effect on amounts or disclosures in the financial statements.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses continued

Fraud and breaches of laws and regulations – ability to detect continued

Context of the ability of the audit to detect fraud or breaches of law or regulation

Owing to the inherent limitations of an audit, there is an unavoidable risk that we may not have detected some material misstatements in the financial statements, even though we have properly planned and performed our audit in accordance with auditing standards. For example, the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely the inherently limited procedures required by auditing standards would identify it.

In addition, as with any audit, there remained a higher risk of non-detection of fraud, as there may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls. Our audit procedures are designed to detect material misstatement. We are not responsible for preventing non-compliance or fraud and cannot be expected to detect non-compliance with all laws and regulations.

Other information

The Trustee is responsible for the other information, which comprises the Report of the Trustee. Our opinion on the financial statements does not cover the other information and, accordingly, we do not express an audit opinion or, except as explicitly stated below, any form of assurance conclusion thereon.

Our responsibility is to read the other information and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. We are required to report to you if:

- based solely on that work, we have identified material misstatements in the other information; or
- in our opinion, the information given in the Trustee's Annual Report is inconsistent in any material respect with the financial statements.

We have nothing to report in these respects.

Matters on which we are required to report by exception

Under the Charities Act 2011 we are required to report to you if, in our opinion:

- the Charity has not kept sufficient accounting records; or
- the financial statements are not in agreement with the accounting records; or
- we have not received all the information and explanations we require for our audit.

We have nothing to report in these respects.

Trustee's responsibilities

As explained more fully in their statement set out on page 6, the Trustee is responsible for: the preparation of financial statements which give a true and fair view; such internal control as they determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error; assessing the Charity's ability to continue as a going concern, disclosing, as applicable, matters related to going concern; and using the going concern basis of accounting unless they either intend to liquidate the Charity or to cease operations, or have no realistic alternative but to do so.

Independent auditor's report to the Trustee of The Spon Lane Trust Almshouses continued

Auditor's responsibilities

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue our opinion in an auditor's report. Reasonable assurance is a high level of assurance, but does not guarantee that an audit conducted in accordance with ISAs (UK) will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of the financial statements.

A fuller description of our responsibilities is provided on the FRC's website at www.frc.org.uk/auditorsresponsibilities

The purpose of our audit work and to whom we owe our responsibilities

This report is made solely to the Charity's Trustee as a body, in accordance with section 145 of the Charities Act 2011 (or its predecessors) and regulations made under section 154 of that Act. Our audit work has been undertaken so that we might state to the Charity's Trustee those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Charity and its Trustee as a body, for our audit work, for this report, or for the opinions we have formed.



**Sarah Tannock-Kitchen (Senior Statutory Auditor)
for and on behalf of KPMG LLP, Statutory Auditor**

Chartered Accountants

KPMG LLP is eligible to act as an auditor in terms of section 1212 of the Companies Act 2006

One Snowhill

Snow Hill Queensway

Birmingham

B4 6GH

Date: 24 September 2021

The Spon Lane Trust Almshouses

Statement of Financial Activities for the year ended 31 March 2021

	Notes	2021 £	2020 £
Incoming from:			
Charitable activities	3	66,164	62,012
Investment income	4	950	934
Other income	5	4,347	4,348
Total incoming resources		71,461	67,294
Resources expended			
Charitable activities	6	(49,458)	(23,170)
Total resources expended	6	(49,458)	(23,170)
Net incoming resources before transfers	13	22,003	44,124
Transfers to designated funds	12,13	(5,341)	(5,341)
Gain/(Loss) on investments	8	10,202	(1,145)
Net income		26,864	37,638
Net movement in general unrestricted funds		26,864	37,638
Fund balances brought forward at 1 April		550,629	507,650
Net movement in general unrestricted funds		26,864	37,638
Net movement in designated funds	12	5,341	5,341
Fund balances carried forward at 31 March		582,834	550,629

The net movement in funds for the year relates wholly to continuing activities.

There are no recognised gains and losses other than those included in the net movement in funds above.

The notes on pages 13 to 20 form part of these financial statements.

The Spon Lane Trust Almshouses

Balance Sheet as at 31 March 2021

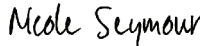
	Notes	2021 £	2020 £
Fixed assets:			
Tangible assets	7	420,327	402,500
Investments	8	60,066	49,864
		480,393	452,364
Current assets:			
Debtors	9	8,116	7,088
Cash at bank and in hand		365,020	382,205
		373,136	389,293
Creditors: amounts falling due within one year	10	(14,185)	(30,171)
Net current assets		358,951	359,122
Total assets less current liabilities		839,344	811,486
Non-current liabilities:			
Social housing grant and other capital grants	11	(256,510)	(260,857)
		(256,510)	(260,857)
Net assets		582,834	550,629
The funds of the Charity			
Designated income funds	12	151,611	146,270
Unrestricted funds	13	431,223	404,359
Total Charity funds		582,834	550,629

The financial statements were approved and authorised for issue by the Trustee on 21 September 2021 and signed on its behalf by:

DocuSigned by:

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Ed Lunt
Committee Member

DocuSigned by:

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Nicole Seymour
Secretary

The notes on pages 13 to 20 form part of these financial statements.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2021

1. Principal accounting policies

Basis of accounting

These financial statements were prepared in accordance with Financial Reporting Standard 102 *The Financial Reporting Standard* applicable in the UK and Republic of Ireland (FRS 102) as issued in March 2018, the Charities Act 2011 and the statement of Recommended Practice for Charities (Revised 2019) (Charities SORP). The presentation currency of these financial statements is pounds sterling.

The Company's ultimate parent undertaking, Sanctuary Housing Association includes the Charity in its consolidated financial statements. The consolidated financial statements of Sanctuary Housing Association are prepared in accordance with International Financial Reporting Standards and are available to the public and may be obtained from Sanctuary Housing Association, Chamber Court, Castle Street, Worcester WR1 3ZQ. In these financial statements, the Charity is considered to be a qualifying entity (for the purposes of this FRS) and has applied the exemptions available under FRS 102 and the Charities SORP in respect of the following disclosures:

- Cash Flow Statement and related notes; and
- disclosures in respect of transactions with wholly owned subsidiaries.

As the consolidated financial statements of Sanctuary Housing Association include the equivalent disclosures, the Charity has also taken the exemptions under FRS 102 available in respect of the following disclosures:

- the disclosures required by FRS 102.11 Basic Financial Instruments and FRS 102.12 Other Financial Instrument Issues in respect of financial instruments not falling within the fair value accounting rules of Paragraph 36(4) of Schedule 1.

The financial statements are prepared on the historical cost basis of accounting. Accounting policies have been applied consistently and there have been no changes in accounting policy during the period.

Going concern

The Charity's principal activities, together with factors likely to affect its future performance, are set out on page 3.

The financial statements have been prepared on a going concern basis which the Committee members consider to be appropriate for the following reasons.

The Committee members have prepared a going concern assessment, based on consideration of cash flow forecasts, for a period of at least 12 months from the date of approval of these financial statements (the going concern assessment period), taking account of severe but plausible downside scenarios that take into consideration the current economic environment due to Covid-19. In forming their view the Committee members have taken into consideration that Sanctuary Housing Association, the Charity's ultimate parent, has provided a letter of support to the members of the Charity to confirm that it intends, should the need arise, to provide financial and/or other support to the Charity, including, if required, not seeking repayment of amounts currently made available (£478 at 31 March 2021), for the period covered by the forecasts. Based on these considerations it has been concluded that the Charity will have sufficient funds to meet its liabilities as they fall due for the period of assessment.

As with any charity placing reliance on other group entities for financial support, the Committee members acknowledge that there can be no certainty that this support will continue although, at the date of approval of these financial statements, they have no reason to believe that it will not do so.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2021 continued**1. Principal accounting policies continued****Going concern continued**

Consequently, the Committee members are confident that the Charity will have sufficient funds to continue to meet its liabilities as they fall due for at least 12 months from the date of approval of the financial statements and have therefore prepared the financial statements on a going concern basis.

Funds

All funds, assets and liabilities of the Charity are unrestricted although the Charity chooses to designate certain funds for cyclical repairs.

Social housing and other capital grants

Social Housing Grants ("SHG") and other capital grants are utilised to subsidise the cost of housing properties.

SHG and other capital grants are recognised as income in the Statement of Comprehensive Income under the accruals model. Grants relating to assets are recognised as income on a systematic basis over the expected useful life of the asset.

Incoming resources from charitable activities

Incoming resources represent rents and service charges receivable, less losses from voids. All incoming resources other than investment income receivable (see note 4), are directly attributable to the provision of almshouse accommodation at Spon Lane, in line with the Charity's objectives. This income is therefore classified as due to charitable activities. Income from charitable activities is recognised as it falls due, either daily, weekly or monthly.

Resources expended (charitable activities)

Resources expended represent expenditure incurred in the upkeep and management of the Charity's properties. All resources expended other than the governance costs are directly attributable to the provision of almshouse accommodation at Spon Lane, in line with the Charity's objects. This expenditure is therefore classified as due to charitable activities.

Governance costs

Governance costs are associated with the governance arrangements of the Charity which relate to the general running of the Charity, as opposed to those costs associated with charitable activities.

Taxation

The Spon Lane Trust Almshouses Charity is a registered Charity and is, therefore, exempt from liability to taxation on its income and capital gains applied for charitable purposes.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2021 continued

1. Principal accounting policies continued

Investments

In accordance with the Charities SORP 2019, the investments are shown at market value. All investments are managed by outside organisations on behalf of the Charity.

The two types of investments held as at 31 March 2021 are the NAACIF (The National Association of Almshouses Common Investment Fund) and COIF (The Charities Official Investment Fund). The Charities SORP 2019 requires investments to be held at market value and the gains or losses on these investments, whether realised or not, to be recognised in the Statement of Financial Activities.

Tangible assets

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment losses. Where parts of an item of property, plant and equipment (PPE) have different useful lives, they are accounted for as separate items of PPE.

Land and buildings:

Land and buildings consists of housing properties for social rent. The provision of social housing is akin to supplying a service and therefore property held for the primary purpose of providing social benefits should be excluded from the scope of Investment Property and accounted for as PPE. Housing properties are stated at historical cost less accumulated depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of the items. The cost of such properties includes the following:

- a) cost of acquiring land and buildings;
- b) construction costs including internal equipment and fitting;
- c) directly attributable development administration costs;
- d) cost of capital employed during the development period;
- e) expenditure incurred in respect of improvements and extensions to existing properties; and
- f) construction costs incurred but not yet certified at the reporting date.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic or social benefits associated with the item will flow to the Charity and the cost of the item can be measured reliably.

Expenditure on housing properties which is capable of generating increased future rents, extends their useful life, or significantly reduces future maintenance costs, is capitalised. All other repairs and maintenance are charged to the Statement of Comprehensive Income during the financial year in which they are incurred.

Land is not depreciated. Depreciation on other assets is calculated using the straight-line method to allocate their cost to their residual values over their estimated useful lives, as follows:

Structure	40 - 125 years
Door and door entry systems	10 - 40 years
Bathrooms	15 - 40 years
External works	20 - 25 years
Heating system	15 - 40 years
Kitchens	30 years
Lifts	10 years
Green technologies	25 years
Roof coverings	50 years
Windows	40 years
Electrical wiring	30 years

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2021 continued

1. Principal accounting policies continued

Tangible assets continued

The acquisition and disposal of properties is accounted for on the date when completion takes place.

Impairment

When an impairment indicator is identified, an impairment review is performed at an individual property level and compared against its recoverable amount, which is defined as the higher of:

- the fair value less selling costs of the property, or
- its value in use (VIU).

Should the net book value of the property exceed the higher of these measures, it is impaired to this value, with the movement going through the Statement of Financial Activities.

Fair value is deemed to be the market value of the property based on its existing use. For social housing properties this is existing use value – social housing (EUV-SH)

For social housing properties a measure of VIU is the depreciated replacement cost (DRC) of the property. To determine the DRC, the Charity uses information on current and recently completed developments in order to establish a build cost relevant to the property being tested, based on size, location, and other factors.

Cyclical repairs and maintenance

The Charity has established a regular programme of cyclical repairs and maintenance. Costs are charged to the Statement of Financial Activities in the year in which they are incurred. A transfer is made to designated funds to reflect amounts earmarked for future repairs and maintenance costs.

Repairs

Costs of repairs, unless representing improvements to the properties are charged to the Statement of Financial Activities in the year in which they are incurred. A transfer is made to designated funds to reflect amounts earmarked for future repairs and maintenance costs.

Provisions against debtors

The Charity provides against debtor balances where the likelihood of settlement in full or in part is unlikely. The level of provision is calculated using a probability weighted estimate based on historical experience and an assessment of specific debtor balances.

2. Trustee remuneration and employee information

During the year, the Charity paid the Trustee £7,719 (2020: £7,572) in the form of a management fee. Members of the Committee of Management receive salaries in their capacity as employees of the ultimate parent undertaking, Sanctuary Housing Association. Consequently, any expenses payable are also borne by the ultimate parent undertaking as they are incidental to their services provided to other Sanctuary Group companies. Expenses borne by the ultimate parent undertaking in respect of the Members of the Committee of Management are negligible.

The Charity does not employ any staff. However, a recharge is made by the Charity's parent undertaking, Sanctuary Housing Association, in respect of a warden who works part-time on the scheme. For the year ended 31 March 2021 this amounted to £2,664 (2020: £2,611).

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2021 continued

3. Incoming resources from charitable activities

	2021 £	2020 £
Rents	47,571	45,907
Service charges	18,751	17,704
	<u>66,322</u>	<u>63,611</u>
Void losses	(158)	(1,599)
	<u>66,164</u>	<u>62,012</u>

4. Investment Income

	2021 £	2020 £
Dividend income	<u>950</u>	<u>934</u>

5. Other income

	2021 £	2020 £
Grant amortisation	<u>4,347</u>	<u>4,348</u>

6. Resources expended

	Charitable activities £	Total 2021 £	Total 2020 £
Day to day repairs and maintenance	9,034	9,034	6,416
Planned Maintenance	28	28	-
Management fee	7,719	7,719	7,572
Other service costs	12,010	12,010	4,102
Depreciation	20,667	20,667	5,080
Total 2021	<u>49,458</u>	<u>49,458</u>	<u>23,170</u>
Total 2020	<u>23,170</u>	<u>23,170</u>	

All support costs are allocated to the Charity's single activity. Auditor's remuneration for the current year of £500 (2020: £500) has been borne by the parent company and has not been recharged.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2021 continued

7. Tangible Assets

	Land & Buildings £	Plant & Equipment £	Total £
Cost			
Balance at 1 April 2020	469,063	5,842	474,905
Addition	38,494	-	38,494
Disposal	(17,000)	-	(17,000)
Balance at 31 March 2021	<u>490,557</u>	<u>5,842</u>	<u>496,399</u>
Depreciation and impairment			
Balance at 1 April 2020	66,563	5,842	72,405
Depreciation charge for the year	20,667	-	20,667
Disposal	(17,000)	-	(17,000)
Balance at 31 March 2021	<u>70,230</u>	<u>5,842</u>	<u>76,072</u>
Net book value			
31 March 2021	<u>420,327</u>	<u>-</u>	<u>420,327</u>
31 March 2020	<u>402,500</u>	<u>-</u>	<u>402,500</u>

The Charity annually reviews properties for indicators of potential impairment. Assets that reveal indicators are then subjected to further impairment tests using the methods described in note 1 and below.

Social housing assets are considered to have indicators of impairment when they have been vacant for a period of ninety days or longer. In the current and prior year, no social housing properties were identified with indicators of potential impairment and so further impairment tests were not deemed necessary.

8. Investments

All investment assets derive from the UK.

Reconciliation of market value

	2021 £	2020 £
Market value at 1 April	49,864	51,009
Gain/(loss) on investment assets	10,202	(1,145)
Market value at 31 March	<u>60,066</u>	<u>49,864</u>

Historic cost of investments as at 31 March 2021 and 2020

	£
COIF accumulation and income shares	13,462
NAACIF income shares	2,354
Total historic cost of investments	<u>15,816</u>

Investments are held at market value and the gains or losses on these investments, whether realised or not, are recognised in the Statement of Financial Activities.

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2021 continued

9. Debtors

	2021 £	2020 £
Rent arrears	6,723	9,418
Rent arrears – provision for bad debts	(2,910)	(2,330)
Amounts owed from parent undertaking	1,327	-
Prepayments and other debtors	2,976	-
	8,116	7,088

All of the amounts disclosed as owed by fellow subsidiaries are trading in nature, repayable on demand and do not incur interest.

10. Creditors: amounts falling due within one year

	2021 £	2020 £
Rent paid in advance	1,926	713
Amounts owed to parent undertaking	-	24,403
Amounts owed to fellow subsidiaries	478	450
Social housing grant	3,861	3,861
Other capital grant	486	486
Accruals and other creditors	7,434	258
	14,185	30,171

Amounts owed to parent and subsidiary undertakings are trading in nature, repayable on demand and non-interest bearing.

11. Social housing and other capital grants falling due after one year

	2021 £	2020 £
Social housing grant	227,841	231,702
Other capital grant	28,669	29,155
	256,510	260,857

12. Designated funds

	Cyclical repairs and maintenance fund £	Extraordinary repairs fund £	Total £
At 1 April 2020	93,171	53,099	146,270
Gross transfers to funds (note 13)	3,264	2,077	5,341
At 31 March 2021	96,435	55,176	151,611

The Spon Lane Trust Almshouses

Notes to the financial statements for the year ended 31 March 2021 continued

13. Unrestricted income funds

	£
At 1 April 2020	404,359
Net incoming resources for the year before transfers	22,003
Transfer to cyclical repairs and maintenance fund (note 12)	(3,264)
Transfer to extraordinary repairs fund (note 12)	(2,077)
Other recognised gains (note 8)	10,202
At 31 March 2021	<u><u>431,223</u></u>

14. Ultimate parent undertaking and controlling party

The ultimate parent undertaking and controlling party is Sanctuary Housing Association being the smallest and largest group to consolidate these financial statements, registered in England as a Registered Society (Number 19059R) and with the Regulator of Social Housing (Number L0247). A copy of the Group financial statements can be obtained from Sanctuary Housing Association, Chamber Court, Castle Street, Worcester, WR1 3ZQ.

15. Post Balance Sheet events

There are no post balance sheet events to report.